SAN FRANCISCO
PLANNING DEPARTMENT

Executive Summary
Conditional Use

HEARING DATE: NOVEMBER 8, 2018

CONTINUED FROM: SEPTEMBER 27, 2018

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Date:	October 29, 2018
Case No.:	**2013.1037C**
Project Address:	**650 DIVISADERO STREET**
Zoning:	Divisadero Street NCT (Neighborhood Commercial Transit) District Fringe Financial Services RUD 65-A Height and Bulk District
Block/Lot:	1202/002B
Project Sponsor:	Mariusz Piotrowski Ankrom Moisan Architects, Inc. 1014 Howard St San Francisco, CA 94103
Staff Contact:	Christopher May – (415) 575-9087 christopher.may@sfgov.org
Recommendation:	**Approval with Conditions**

PROJECT DESCRIPTION

The project proposes the demolition of the existing one-story building containing a seismic retrofitting business and the construction of a 65-foot tall, six-story mixed-use building containing sixty-six (66) rental dwelling units (12 studio units, 9 one-bedroom units, 31 two-bedroom units and 14 three-bedroom units), twenty-six (26) off-street vehicular parking spaces, seventy-five (75) bicycle parking spaces and two ground floor commercial spaces totaling approximately 3,528 square feet. Usable open space for the dwelling units would be provided in an interior courtyard on the second floor and on a rooftop deck.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southeast corner of Divisadero and Grove Streets, Block 1202, Lot 002B. The property is located within the Divisadero Street NCT (Neighborhood Commercial Transit) District, the Fringe Financial Restricted Use District and a 65-A height and bulk district. The property is developed with an approximately 14,500 square-foot, one-story building formerly occupied by an automobile repair garage and is currently occupied by a seismic retrofitting business. The subject property is a corner lot, with approximately 100 feet of frontage on Divisadero Street and 125 feet of frontage on Grove Street. The lot is 100% covered by the subject building and has no rear yard.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within a neighborhood commercial district with a variety of neighborhood-serving commercial uses, mixed use buildings and larger commercial and residential buildings within the Western Addition neighborhood. Generally, the commercial establishments characterizing the neighborhood include a mixture of retail stores, personal services uses, restaurants, auto repair uses, and entertainment uses. The majority of lots are fully covered by buildings. The Independent concert hall is located immediately to the south of the subject building. Directly across Divisadero Street from the subject property is a one-story restaurant and several 3-story mixed-use (residential over ground floor commercial) buildings. Directly across Grove Street from the subject property is a seven-story residential building with ground floor parking. Immediately to the east of the subject property is a four-story residential building.

ENVIRONMENTAL REVIEW

On January 13, 2017 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 6, 2017	January 6, 2017	20 days
Posted Notice	20 days	January 6, 2017	January 6, 2017	20 days
Mailed Notice	20 days	January 6, 2017	January 6, 2017	20 days

The proposal requires a Section 312 neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization notification process. The applicant also conducted a pre-application meeting prior to submission on August 15, 2014 and held a follow-up community meeting on September 16, 2015.

PUBLIC COMMENT/COMMUNITY OUTREACH

Prior to the September 27, 2018, Planning Commission hearing, the Department had received 13 letters expressing support for the project, including nine letters from residents of Webster Tower & Terrace located at 1489 Webster Street, another rental building developed and operated by the project sponsor. Planning Department staff had also received one email that recommended minimizing the number of parking spaces and curb cuts and retaining some of the Mission-Spanish Revival architectural elements of the existing building. One email was received from a nearby resident at 1261 Grove Street, that recommended tree-protection measures be added as a condition of approval to protect a large walnut tree within the rear yard of an adjacent property. One email was received from the owner of the property immediately adjacent to the north, at 1265 Grove Street, who opposes the project on the basis that the massing of the proposed building will result in a loss of light and views, and the potential for increased noise from the new residents of the proposed building. More than one hundred additional emails were received from members of the community requesting that the Commission continue the item to a later

date in order to allow Supervisor Brown's pending legislation, which proposes to increase the amount of required affordable housing units in this project, to be enacted by the Board of Supervisors.

As of October 29, 2018, the Department has not received any additional correspondence.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the development of a lot in excess of 10,000 square feet and permit a bulk exception within the NCT (Divisadero Street Neighborhood Commercial Transit) District, Fringe Financial Services Restricted Use District and a 65-A Height and Bulk District, pursuant to Planning Code Sections 121.1, 271, 303, and 759.

ISSUES AND OTHER CONSIDERATIONS

- Development of Large Lots. The Project proposes the development of a 12,500 square foot lot. Planning Code Sections 121.1 and 759 require that new construction on lots in excess of 10,000 square feet in the Divisadero Street Neighborhood Commercial Transit (NCT) District shall be permitted only as Conditional Uses.

- Rear Yard. The project may substitute the required rear yard with an open area equal to 25 percent of the lot area, which in this instance would amount to approximately 3,125 square feet. The project proposes a rear yard of approximately 3,135 square feet in size in an interior corner of the lot. However, a portion of the rear yard does not meet the minimum 15-foot horizontal clearance requirement. As such, this area cannot be counted toward the calculation of the required rear yard and the qualifying rear yard space therefore amounts to approximately 2,839 square feet. The Zoning Administrator will consider a request to modify the rear yard requirements pursuant to Planning Code Section 134 concurrent with the Planning Commission hearing for this Conditional Use Authorization request.

- Bulk. The maximum length of a building in the 'A' Bulk District is 110 feet with a maximum diagonal dimension of 125 feet for the portion of the building above 40 feet in height. The Project proposes a building length of 109 feet and a diagonal dimension of 136 feet for the portion of the building above 40 feet in height. The diagonal dimension of the project at the 5th and 6th floors exceeds the maximum permitted by approximately 11 feet and therefore requires an exception from the bulk requirements of Planning Code Section 270.

- Dwelling Unit Density. The project proposes 66 dwelling units. Planning Code Section 759 states that in the Divisadero Street NCT District, residential density limits shall not apply.

- Dwelling Unit Exposure. Planning Code Sections 140 and 759 state that in each dwelling unit, the windows of at least one room of 120-square-foot minimum dimensions shall face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, a Code-complying rear yard, or an open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor. The project complies with the dwelling unit exposure requirement as every

unit would face onto Divisadero Street, Grove Street, or the interior courtyard which would measure approximately 42 feet in depth and 68 feet in length.

- Dwelling Unit Mix. In order to ensure an adequate supply of family-sized units in existing and new housing stock, Planning Code Sections 207.6 and 759 require that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms, or no less than 35% of the total number of proposed dwelling units contain at least two or three bedrooms with at least 10% of the total number of proposed dwelling units containing three bedrooms. For the sixty-six (66) proposed dwelling units, the Project is required to provide at least twenty-six (26) two- or three-bedroom units or at least twenty (20) three-bedroom units. The Project would provide thirty-one (31) two-bedroom units and fourteen (14) three-bedroom units. Therefore, the Project meets the requirements for dwelling unit mix.

- Off-Street Parking and Loading. Although the Planning Code does not require any off-street parking for the proposed residential portion of the building, twenty-six (26) parking spaces are proposed on the ground floor beneath the interior courtyard. The proposed retail uses do not require nor propose any off-street parking or loading. The proposed off-street parking does not exceed the maximum permitted by the Planning Code, and therefore complies.

- Inclusionary Affordable Housing Program. Planning Code Section 415.3 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program for projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on January 21, 2014; therefore, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 13.5% of the proposed dwelling units as affordable. Nine (9) units (2 studio, 2 one-bedroom, 3 two-bedroom, and 2 three-bedroom) of the total 66 units provided will be affordable units.

  This requirement is subject to change under a proposed legislative amendment (File No. 151258) introduced by then Supervisor Breed, now sponsored by Supervisor Brown, and pending further action by the Land Use and Transportation Committee. The proposed ordinance would apply to projects within the Divisadero Street NCT District that received an increase in density of 50% or more from the 2015 rezoning set forth in Ordinance Nos. 126-15 and 127-15. For projects that elect to provide on-site inclusionary units with a development application submitted prior to October 1, 2018, the proposed ordinance would remove the existing grandfathering provisions of Planning Code Section 415 and would require the provision of 20% of the total number of units as affordable housing units for rental projects or 23% for ownership projects.

- Entertainment Commission Outreach. The subject property is located immediately adjacent to the Independent, a concert hall which hosts numerous live performances. In addition to the standard "Recommended Noise Attenuation Conditions for Chapter 116 Projects", the Entertainment Commission has provided additional site-specific recommendations and asks that the Planning

Commission adopt them along with the standard conditions, all of which are included as recommended conditions of approval in Exhibit A.

BASIS FOR RECOMMENDATION

- The proposed ground floor retail spaces will provide desirable goods and services to the neighborhood and would contribute to the dense, walkable, mixed-use character of the Divisadero Street Neighborhood Commercial Transit district.
- The Project would make use of an underutilized site in order to create sixty-six (66) new rental dwelling units including thirty-one (31) two-bedroom units and fourteen (14) three-bedroom units which would be suitable for families with children.
- The project will introduce new residents who will support existing businesses in the nearby Divisadero Street corridor.
- The project would satisfy its Inclusionary Affordable Housing Program requirements by providing nine (9) units (2 studio, 2 one-bedroom, 3 two-bedroom, and 2 three-bedroom) of the total 66 rental units as affordable units, or thirteen units (2 studio, 2 one-bedroom, 6 two-bedroom, and 3 three-bedroom), should Supervisor Brown's pending legislation be adopted, which would increase the inclusionary affordable housing requirements in the Divisadero Street NCT.
- One curb cut on the Divisadero Street frontage would be removed, which will allow for additional on-street parking and reduce potential pedestrian-vehicular conflicts.
- Other than the rear yard requirements for which a modification is being sought, the project meets all applicable requirements of the Planning Code and proposes land uses that are overall in greater conformity with the Planning Code.
- The project represents the sensitive redevelopment of an underutilized site and is desirable for, and compatible with the surrounding neighborhood.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Public Correspondence
Exhibit G - Inclusionary Affordable Housing Affidavit
Exhibit H – Anti-Discriminatory Housing Affidavit
Exhibit I – First Source Hiring Affidavit

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Planning Commission Draft Motion

HEARING DATE: NOVEMBER 8, 2018

CONTINUED FROM: SEPTEMBER 27, 2018

Date:	November 8, 2018
Case No.:	**2013.1037C**
Project Address:	**650 DIVISADERO STREET**
Zoning:	Divisadero Street NCT (Neighborhood Commercial Transit) Fringe Financial Services RUD 65-A Height and Bulk District
Block/Lot:	1202/002B
Project Sponsor:	Mariusz Piotrowski Ankrom Moisan Architects, Inc. 1014 Howard St San Francisco, CA 94103
Staff Contact:	Christopher May – (415) 575-9087 christopher.may@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.1, 271, 303 AND 759 TO PERMIT THE DEVELOPMENT OF A 6-STORY MIXED-USE BUILDING CONTAINING 66 RESIDENTIAL DWELLING UNITS ABOVE 26 GROUND FLOOR PARKING SPACES AND APPROXIMATELY 3,528 SQUARE FEET OF RETAIL USES WITHIN THE DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) DISTRICT, THE FRINGE FINANCIAL SERVICES RESTRICTED USE DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 26, 2014, Mariusz Piotrowski (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 121.1, 271, 303, 759 to permit the development of a 12,500 square-foot lot with a 6-story mixed-use building containing 66 residential dwelling units above 26 ground floor parking spaces and 3,528 square feet of commercial uses within the Divisadero Street Neighborhood Commercial Transit (NCT) District, the Fringe Financial Services Restricted Use District and a 65-A Height and Bulk District.

On January 13, 2017, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On November 8, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.1037C.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.1037C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

2. **Site Description and Present Use.** The project is located on the southeast corner of Divisadero and Grove Streets, Block 1202, Lot 002B. The property is located within the Divisadero Street NCT (Neighborhood Commercial Transit) District, the Fringe Financial Restricted Use District and a 65-A height and bulk district. The property is developed with an approximately 14,500 square-foot, one-story building formerly occupied by an automobile repair garage and is currently occupied by a seismic retrofitting business. The subject property is a corner lot, with approximately 100 feet of frontage on Divisadero Street and 125 feet of frontage on Grove Street. The lot is 100% covered by the subject building and has no rear yard.

3. **Surrounding Properties and Neighborhood.** The project site is located in a neighborhood commercial district with a variety of neighborhood-serving commercial uses, mixed use buildings and larger commercial and residential buildings within the Western Addition neighborhood. Generally, the commercial establishments characterizing the neighborhood include a mixture of retail stores, personal services uses, restaurants, auto repair uses, and entertainment uses. The majority of lots are fully covered by buildings. The Independent concert hall is located immediately to the south of the subject building. Directly across Divisadero Street from the subject property is a one-story restaurant and several 3-story mixed-use (residential over ground floor commercial) buildings. Directly across Grove Street from the subject property is a seven-story residential building with ground floor parking. Immediately to the east of the subject property is a four-story residential building.

4. **Project Description.** The project proposes the demolition of the existing one-story building containing a seismic retrofitting business and the construction of a 65-foot tall, six-story mixed-use building containing sixty-six (66) rental dwelling units (12 studio units, 9 one-bedroom units, 31 two-bedroom units and 14 three-bedroom units), twenty-six (26) off-street vehicular parking spaces, seventy-five (75) bicycle parking spaces and two ground floor commercial spaces totaling approximately 3,528 square feet. Usable open space for the dwelling units would be provided in an interior courtyard on the second floor and on a rooftop deck.

5. **Public Comment**. Prior to the September 27, 2018, Planning Commission hearing, the Department had received 13 letters expressing support for the project, including nine letters from residents of Webster Tower & Terrace located at 1489 Webster Street, another rental building developed and operated by the project sponsor. Planning Department staff had also received one email that recommended minimizing the number of parking spaces and curb cuts and retaining some of the Mission-Spanish Revival architectural elements of the existing building. One email was received from a nearby resident at 1261 Grove Street, that recommended tree-protection measures be added as a condition of approval to protect a large walnut tree within the rear yard of an adjacent property. One email was received from the owner of the property immediately adjacent to the north, at 1265 Grove Street, who opposes the project on the basis that the massing of the proposed building will result in a loss of light and views, and the potential for increased noise from the new residents of the proposed building. More than one hundred additional emails were received from members of the community requesting that the Commission continue the item to a later date in order to allow Supervisor Brown's pending legislation, which proposes to increase the amount of required affordable housing units in this project, to be enacted by the Board of Supervisors.

   As of October 29, 2018, the Department has not received any additional correspondence.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

   A. **Development of Large Lots.** Planning Code Sections 121.1 and 759 state that in order to promote, protect, and maintain a scale of development which is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots in excess of 10,000 square feet in the Divisadero Street Neighborhood Commercial Transit (NCT) District shall be permitted only as conditional uses.

   The Project proposes the development of a 12,500 square foot lot. The additional required findings are listed below under Subsection 8.

   B. **Use Size Limits.** Per Planning Code Sections 121.2 and 759, non-residential uses up to 3,999 square feet are permitted.

   The Project proposes two ground floor retail spaces totaling approximately 3,528 square feet and is therefore compliant with this requirement.

   C. **Rear Yard Requirement in the NCT District.** Planning Code Sections 134 and 759 require that the project provide a rear yard equal to 25 percent of the total lot depth at the lowest level containing a residential unit, and at each succeeding level or story of the building, but in no case less than 15 feet. On a corner lot, the required rear yard may be substituted with an

open area equal to 25 percent of the lot area which is located at the same levels as the required rear yard in an interior corner of the lot, an open area between two or more buildings on the lot, or an inner court, provided that the Zoning Administrator determines that each horizontal dimension of the open area shall be a minimum of 15 feet, the open area shall be wholly or partially contiguous to the existing midblock open space formed by the rear yards of adjacent properties, the open area will provide for the access to light and air to and views from adjacent properties, and the proposed new or expanding structure will provide for access to light and air from any existing or new residential uses on the subject property. Alternatively, the rear yard requirement in NC Districts may be modified or waived by the Zoning Administrator pursuant to the procedures which are applicable to variances, provided that residential uses are included in the new development and a comparable amount of usable open space is provided elsewhere within the development where it is more accessible to the residents of the development, and that the proposed new structure will not significantly impede the access of light and air to and views or adversely affect the interior block open space formed by the rear yards of from adjacent properties.

The subject property is a corner lot and may therefore substitute the required rear yard with an open area equal to 25 percent of the lot area, which in this instance would amount to approximately 3,125 square feet. The project proposes a rear yard of approximately 3,135 square feet in size in an interior corner of the lot. However, the portion of the rear yard on the eastern edge of the site which would be provided in order to match a lightwell on the adjacent building does not meet the minimum 15-foot horizontal clearance requirement. As such, this area cannot be counted toward to calculation of the required rear yard and the qualifying rear yard space therefore amounts to approximately 2,839 square feet. The Zoning Administrator will consider a request to modify the rear yard requirements pursuant to Planning Code Section 134 concurrent with the Planning Commission hearing for this Conditional Use Authorization request.

D. **Building Height.** Per Planning Code Sections 260 and 759, the maximum height limit for the subject property is 65 feet.

The Project proposes a building height of 65 feet and is therefore compliant with this requirement.

E. **Bulk.** Planning Code Sections 270 and 759 state that in the 'A' Bulk District, the maximum length of a building is 110 feet with a maximum diagonal dimension of 125 feet for the portion of the building above 40 feet in height.

The Project proposes a building length of 109 feet and a diagonal dimension of 136 feet for the portion of the building above 40 feet in height. The diagonal dimension of the project at the 5th and 6th floors exceeds the maximum permitted by approximately 11 feet and therefore requires an exception from the bulk requirements of Planning Code Section 270. The additional required findings are listed below under Subsection 9.

F. **Basic Floor Area Ratio.** Planning Code Sections 124 and 759 state that the basic floor area ratio limit shall be 2.5 to 1 in an NCT district and shall not apply to dwellings or to other residential uses.

The maximum permitted floor area ratio would allow for a total of 31,250 square feet of non-residential uses. The Project proposes a total of 3,528 square feet of non-residential uses, and therefore complies with this requirement.

G. **Usable Open Space.** Planning Code Sections 135 and 759 require that the project provide a minimum of 100 square feet of open space per dwelling unit, if not publically accessible. Further, any private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court. Alternatively, common useable open space, at a rate of 133 square feet per dwelling unit, shall be at least 15 feet in every horizontal dimension and shall be a minimum of 300 square feet. Planning Code Section 135(d)(2) further states that for dwelling units that measure less than 350 square feet plus a bathroom, the minimum amount of usable open space provided for use by each bedroom shall be one-third the amount required for a dwelling unit as specified in Table 135A of the Planning Code.

Units 210, 211, 212 and 213 would each have private terraces ranging in size from approximately 141 square feet to 294 square feet. Unit 501 would have a private deck approximately 265 square feet in size. Fourteen (14) of the proposed dwelling units measure less than 350 square feet plus a bathroom, therefore a total of 621 square feet of common usable open space is required for those units. The remaining forty-seven (47) units would require a minimum of 6,251 square feet of common usable open space. The project proposes two common open space areas – one measuring approximately 1,932 square feet within the interior corner rear yard area on the second floor, and one measuring approximately 5,484 square feet on the rooftop deck, for a total of 7,416 square feet. As such, the Project would exceed the minimum amount of private usable open space by approximately 480 square feet and would exceed the minimum amount of common usable open space by approximately 544 square feet.

H. **Dwelling Unit Density.** Planning Code Section 759 states that in the Divisadero Street NCT District, residential density limits shall not apply. Rather, dwelling unit density is restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, required dwelling unit mix, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.

The project proposes sixty-six (66) dwelling units.

I. **Dwelling Unit Exposure.** Planning Code Sections 140 and 759 state that in each dwelling unit, the windows of at least one room of 120-square-foot minimum dimensions shall face

directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, a Code-complying rear yard, or an open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

The project complies with the dwelling unit exposure requirement as every unit would face onto either Divisadero Street, Grove Street, or the interior courtyard which would measure approximately 42 feet in depth and 68 feet in length.

J. **Dwelling Unit Mix.** In order to ensure an adequate supply of family-sized units in existing and new housing stock, new residential construction must include a minimum percentage of units of at least 2 bedrooms. Planning Code Sections 207.6 and 759 require that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms, or no less than 35% of the total number of proposed dwelling units contain at least two or three bedrooms with at least 10% of the total number of proposed dwelling units containing three bedrooms.

For the sixty-six (66) proposed dwelling units, the Project is required to provide at least twenty-six (26) two- or three-bedroom units or at least twenty (20) three-bedroom units. The Project would provide thirty-one (31) two-bedroom units and fourteen (14) three-bedroom units. Therefore, the Project meets the requirements for dwelling unit mix.

K. **Off-Street Parking and Loading**. Planning Code Sections 151.1 and 759 state that no parking is required for residential uses in an NCT Zoning District, although residential of-street parking may be provided at a rate not exceeding 0.5 spaces per dwelling unit. Planning Code Sections 151.1 and 759 state that no parking is required for non-residential uses in an NCT Zoning District, but permits off-street parking to a maximum of 1 space per 1,500 square feet of occupied floor area. Planning Code Section 152 does not require any off-street loading spaces for non-residential uses with a gross floor area less than 10,000 square feet.

Although the proposed residential portion of the building does not require any off-street parking, twenty-six (26) parking spaces are proposed on the ground floor beneath the interior courtyard. The proposed retail uses do not require nor propose any off-street parking or loading. The proposed off-street parking does not exceed the maximum permitted by the Planning Code, and therefore complies.

L. **Bicycle Parking.** Planning Code Sections 155.2 and 259 require the provision of at least one (1) Class 1 bicycle parking space per dwelling unit and one (1) Class 2 bicycle parking space per 20 dwelling units. Planning Code Section 155.2 also requires the provision of at least one (1) Class 2 bicycle parking space for every 2,500 square feet of occupied floor area, but no less than two, for retail sales and service uses.

The Project would provide a total of sixty-six (66) Class 1 bicycle parking spaces in an enclosed bicycle storage room on the ground floor for residential use. Nine (9) Class 2 bicycle parking spaces would be provided on both street frontages for use by visitors to the residential and retail portions of the building. As such, the Project would comply with the Planning Code requirements for bicycle parking.

M. **Street Frontage in Neighborhood Commercial Districts.** Sections 145.1 and 759 of the Planning Code requires that within NC Districts, with the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Building lobbies are considered active uses, so long as they do not exceed 40 feet or 25 percent of building frontage, whichever is larger. Frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Off-street parking at street grade on a development lot must be set back at least 25 feet on the ground floor and at least 15 feet on floors above, from any facade facing a street at least 30 feet in width. Ground floor non-residential uses in all NCT districts shall have a minimum floor-to-floor height of 14 feet.

The proposed building has approximately 100 feet of frontage on Divisadero Street and, with the exception of a screened alcove for the building's gas meters and a doorway leading to a secondary egress corridor and trash room for the residential portion of the building, which are exempt from the requirements of Planning Code Section 145.1, the entire Divisadero Street frontage is occupied by retail uses which are considered active uses. The proposed building has approximately 125 feet of frontage on Grove Street and, with the exception of a 9-foot wide garage door leading to parking garage and a secondary egress corridor for the residential portion of the building, which are exempt from the requirements of Planning Code Section 145.1, the remainder of the Grove Street frontage is occupied by retail uses, the residential lobby and two ground floor residential units, all of which are considered active uses. The floor-to-floor ground floor heights for the retail spaces would be approximately 17 feet. As such, the project complies with the requirements of Planning Code Section 145.1.

N. **Streetscape and Pedestrian Improvements.** Planning Code Sections 138.1 and 759 require one street tree for each 20 feet of street frontage of the property containing the development project, with any remaining fraction of 10 feet or more of frontage requiring an additional tree.

The subject property occupies a total frontage of 225 feet along both Divisadero and Grove Streets. There are two (2) existing street trees within the Divisadero Street right-of-way in front of the proposed building. The Project proposes an additional three (3) new street trees along the Divisadero Street right-of-way and six (6) new street trees along the Grove Street right-of-way.

O. **Shadow.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

Based upon a shadow analysis, the Project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission.

P. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 14 points.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 7 points. As currently proposed, the Project will achieve its required 12 points through the following TDM measures:

- *Unbundled Parking*
- *Parking Supply*
- *Bicycle Parking (Option A)*
- *Car-share Parking (Option A)*
- *On-Site Affordable Housing*

Q. **Entertainment Commission Outreach.** Planning Code Section 314 requires that the Planning Department and Planning Commission consider the compatibility of uses when approving residential uses adjacent to or near existing permitted Places of Entertainment and shall take all reasonably available means through the City's design review and approval processes to ensure that the design of such new residential development project takes into account the needs and interests of both the Places of Entertainment and the future residents of the new development.

The subject property is located immediately adjacent to the Independent, a concert hall which hosts numerous live performances. The Project Sponsor presented the project to the Entertainment Commission on February 2, 2016, hearing. In addition to the standard "Recommended Noise Attenuation Conditions for Chapter 116 Projects", the Entertainment Commission has provided additional site-specific recommendations and asks that the Planning Commission adopt them along with the standard conditions, all of which are included as recommended conditions of approval in Exhibit A.

R. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to any development project that results in the construction of more than twenty (20) new dwelling units.

The Project proposes the construction of sixty-six (66) new dwelling units and is therefore subject to the Transportation Sustainability Fee. These fees must be paid prior to the issuance of the first construction document.

S. **Inclusionary Affordable Housing Program**. Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on January 21, 2014; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 13.5% of the proposed dwelling units as affordable.

This requirement is subject to change under a proposed legislative amendment (File No. 151258) introduced by then Supervisor Breed, now sponsored by Supervisor Brown, and pending further action by the Land Use and Transportation Committee. The proposed ordinance would apply to projects within the Divisadero Street NCT District that received an increase in density of 50% or more from the 2015 rezoning set forth in Ordinance Nos. 126-15 and 127-15. For projects that elect to provide on-site inclusionary units with a development application submitted prior to October 1, 2018, the proposed ordinance would remove the existing grandfathering provisions of Planning Code Section 415 and would require the provision of 20% of the total number of units as affordable housing units for rental projects or 23% for ownership projects.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on December 28, 2016. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on January 21, 2014; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 13.5% of the total proposed dwelling units as affordable. Nine (9) units (2

studio, 2 one-bedroom, 3 two-bedroom, and 2 three-bedroom) of the total 66 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. Should the legislative amendment (File No. 151258), as proposed, become enacted prior to the issuance of a building permit, the project would be required to provide 20%, or thirteen units, (2 studio, 2 one-bedroom, 6 two-bedroom, and 3 three-bedroom) of the total proposed dwelling units as affordable.

T. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

U. **Child Care Fee.** Planning Code Section 414A requires payment of a child care impact fee for a project that results in one net new dwelling unit.

The Project proposes sixty-six (66) new dwelling units and will be required to pay a fee prior to the issuance of the first construction document.

7. **Conditional Use Authorization Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed mixed-use building is necessary and desirable as it will provide 66 dwelling units to the City's housing stock. The height, density and massing of the building is compatible with the surrounding Western Addition neighborhood and the Divisadero Street NCT Zoning District, as the project is reflective of the uses and density found in the immediate neighborhood. The proposed project would also replace the currently underutilized one-story seismic retrofitting business with more pedestrian-oriented commercial uses.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed size, shape and arrangement of the proposed building would not be detrimental to persons residing or working in the vicinity, as the building, in general, is consistent with the massing and height of other buildings found within the immediate vicinity, within the Divisadero Street Neighborhood Commercial Transit District and the wider Western Addition neighborhood. The proposed design features a lower building height and bay windows that reduce the scale of the building to respond to the neighboring low-density residential buildings along Grove Street, while building up to a larger scale within the allowable height limit that responds to the comparatively taller, denser buildings along Divisadero Street.

ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project is located in a Neighborhood Commercial Transit district. The proposed off-street parking would be less than one space per dwelling unit and will address the need for adequate off-street parking for new residents without generating an oversupply. No parking or loading is proposed or required for the commercial uses. Secure bicycle parking will be provided on the ground floor of the building in excess of minimum code requirements. One curb cut along Divisadero Street would be eliminated and one existing curb cut on Grove Street would be relocated further from the intersection. The project is not anticipated to have any negative impacts on surrounding street traffic and pedestrian safety is expected to be greatly improved.

iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The project is not expected to cause any negative noise, glare, dust or odor impacts.

iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project would provide open space for its residents by means of a common rooftop deck and landscaped interior courtyard. Proposed public realm improvements including the removal of an existing curb cut, new commercial storefronts, the installation of bicycle racks and street trees planted on both streets will greatly contribute to a more active streetscape.

C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial Transit District.

Consistent with the Divisadero Street Neighborhood Commercial Transit (NCT) District objectives, neighborhood-serving businesses are strongly encouraged and new commercial development is permitted on the ground floor. The Project, with retail uses on the ground floor would provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The proposed residential use meets the general intent of the Divisadero Street NCT District objectives in that it would contribute to the dense, walkable, mixed-use character of the neighborhood and would provide adequate open space for its future residents.

8. **Development of Large Lots.** In addition to the criteria of Section 303(c) of the Planning Code, as it pertains to the development of large lots, the City Planning Commission shall consider the extent to which the following criteria are met:

A. The mass and facade of the proposed structure are compatible with the existing scale of the district.

At six stories, the massing and façade of the proposed mixed-use building will be compatible with the existing scale of the surrounding area, which is characterized primarily by mixed-use and residential buildings ranging from 2 to 7 stories in height.

B. The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The height and façade treatment of the proposed building will be in keeping with the facades of other residential buildings fronting Grove Street as well as the mixed-use character of buildings fronting Divisadero Street. The Grove Street facade will feature three vertical series of 4-story projecting bay windows to reinforce the prevailing 4-story residential building typology immediately to the east of the subject property along Grove Street as well as two ground floor dwelling units with direct access to the street. The façade treatment along Divisadero Street will feature 5-story projecting bay window series and an aluminum storefront window system on the ground floor to reflect the more mixed-use character of this part of the district.

9. **Bulk Exception Findings.** Pursuant to Planning Code Section 270, the "A" Bulk District shall have a maximum length of 110 feet and a maximum diagonal dimension of 125 feet for the portion of a building greater than 40 feet in height.

The Project proposes a building length of 109 feet and a diagonal dimension of 136 feet for the portion of the building above 40 feet in height. The diagonal dimension of the project at the 5th and 6th floors exceeds the maximum permitted by approximately 11 feet and therefore requires an exception from the bulk requirements of Planning Code Section 270.

Planning Code Section 271 establishes criteria to allow exceptions to the Bulk limit with Conditional Use Approval. On balance, the project does comply with said criteria in that:

a. The appearance of the bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass.

i. Major variations in the planes of wall surfaces, in either depth of direction, that significantly alter the mass;

The entire 6th floor façade is set back almost 1 foot from the building's main plane on both the Divisadero Street and Grove Street facades. Additional façade articulations measuring approximately 5 feet are provided at corners of the building on the 5th and 6th floors which reduce the overall massing of the building.

ii. Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;

There is a height difference of approximately 20 feet between the four-story portion of the building fronting Grove Street and the six-story portion at the corner of Grove Street and Divisadero Street. This design breaks up the Grove Street façade into two distinct portions – the east of which forms an appropriate transition in scale to the adjacent four-story building to the east.

iii. Differences in materials, colors or scales of the facades that produce separate major elements;

A portion of the 5th and the entire 6th floor façade will be treated with a different finish and color in order to distinguish them from the lower portion of the building, giving the upper portion a lighter, more subordinate appearance.

iv. Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted; and

The 5th and 6th floors have been set back almost 18 feet from the adjacent four-story building to the east which compensates for the increased bulk elsewhere on the upper floors.

v. In cases where two or more buildings, structures or towers are contained within a single development, a wide separation between such buildings, structures or towers.

This criterion is not applicable as only one tower is proposed.

b. In every case the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:

i. A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;

The building height and silhouette follows the sloping terrain along Grove Street and is harmonious with the surrounding topography on the Divisadero Street corridor.

ii. Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;

The height, setbacks and placement of architectural detailing references the building heights and scale in the surrounding neighborhood.

iii. Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and

The proposed building's color scheme and selection of finishing materials is compatible with existing buildings nearby and respects the mixed-use character of the neighborhood.

iv. Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

The pattern of continuous commercial ground floor uses is maintained along Divisadero Street and the removal of the one existing curb cut along the Divisadero Street frontage will enhance the pedestrian realm.

10. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING

Objectives and Policies

OBJECTIVE 1:
IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.2:
Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas.

Policy 1.10:
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4:
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFESTYLES.

Policy 4.1:
Develop new housing, and encourage the remodeling of existing housing, for families with children.

OBJECTIVE 11:
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:
Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2:
Ensure implementation of accepted design standards in project approvals.

Policy 11.3:
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

OBJECTIVE 12:
BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1:
Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2:
Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

Policy 12.3:
Ensure new housing is sustainably supported by the City's public infrastructure systems.

OBJECTIVE 13:
PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.3:
Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

GENERAL/CITYWIDE COMMERCE

Objectives and Policies

OBJECTIVE 1:
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:
Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:
Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:
MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:
Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.2:
Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:
USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:
Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

OBJECTIVE 28:
PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:
Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:
Provide parking facilities which are safe, secure, and convenient.

OBJECTIVE 34:
RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1:
Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:
Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:
Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 3:
MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:
Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.6:
Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

Policy 3.7:
Recognize the special urban design problems posed in development of large properties.

The Divisadero Street corridor has been identified as one with significant public transit infrastructure and one major objective of the Neighborhood Commercial Transit (NCT) zoning is to maximize residential and commercial opportunities on or near major transit services. The Project would make use of an underutilized site in order to create sixty-six (66) new dwelling units, including thirty-one (31) two-bedroom units and fourteen (14) three-bedroom units, which would be suitable for families with children.

The project proposes two retail spaces totaling approximately 3,528 square feet which would provide neighborhood-serving goods and services. The proposed ground floor retail uses do not require nor propose any off-street parking or loading, and is therefore consistent with the objectives of the General Plan for commercial areas along transit preferential streets.

The residential portion of the project does not require any off-street parking, however twenty-six (26) parking spaces are proposed on the ground floor behind the retail uses and residential lobby. The residential portion of the proposed building would provide sixty-six (66) secure, weather-protected bicycle parking spaces for its residents and nine (9) sidewalk bicycle parking spaces to encourage bicycling, and is located within walking distance to Divisadero Street where there are several public transit lines.

The subject site, while large, has frontage on two streets, allowing both facades to respond to the surrounding context in terms of bulk and massing. The Grove Street facade will feature two ground floor dwelling units with direct access to the street and will be limited to four stories in height along the

easternmost portion of the site in order to reinforce the prevailing four-story residential building typology immediately to the east of the subject property. The façade treatment along Divisadero Street will feature 5-story projecting bay window series and an aluminum storefront window system on the ground floor to reflect the denser, mixed-use character of this street.

11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

    A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

    The proposal would enhance the district by providing two ground floor retail spaces in place of a seismic retrofitting business which is not a neighborhood-serving retail use.

    B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

    The existing housing units in the surrounding neighborhood would not be adversely affected. The proposed retail uses would operate within the permitted hours of operation so as to mitigate noise concerns.

    C. That the City's supply of affordable housing be preserved and enhanced,

    The Project proposes to add sixty-six (66) new dwelling units to the city's housing stock, including nine (9) below market rate (BMR) units at the currently grandfathered rate of 13.5%. Should proposed legislation currently pending at the Land Use and Transportation Committee be passed, the project would be required to provide a total of thirteen (13) below market rate units on-site.

    D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

    The Project is located within a Neighborhood Commercial Transit (NCT) district and is well served by public transit. It is presumable that the employees and patrons of the proposed ground floor retail spaces would arrive by transit, bicycling and walking, thereby mitigating possible effects on street parking. Twenty-six (26) off-street parking spaces are proposed, and it is not anticipated that the sixty-six (66) dwelling units will overburden MUNI transit service or generate a significant demand for neighborhood parking.

    E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment with a commercial office use. The proposed ground floor retail spaces are more in keeping with the neighborhood commercial character of the area.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative impact on existing parks and open spaces. The Project does not cast any net new shadow on any property under the jurisdiction of the Recreation and Park Commission and will not have an impact on open spaces.

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

13. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.1037C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 10, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth**.**

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 8, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 8, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to permit the development of a 6-story mixed-use building containing 66 residential dwelling units above 26 ground floor parking spaces and 3,528 square feet of commercial uses located at 650 Divisadero Street, Block 1202, and Lot 002B, pursuant to Planning Code Sections 121.1, 271, 303 and 759, within the Divisadero Street Neighborhood Commercial Transit (NCT) District, the Fringe Financial Services Restricted Use District and a 65-A Height and Bulk District; in general conformance with plans, dated March 10, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2013.1037C and subject to conditions of approval reviewed and approved by the Commission on November 8, 2018 under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 8, 2018 under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

Chapter 116 Residential Projects. The Project Sponsor shall comply with the "Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects," which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:

1. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.

2. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.

3. **Design Considerations.**
    a. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
    b. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE's operations and noise during all hours of the day and night.

4. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.

5. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

In addition to these standard recommendations, at a hearing held on February 2, 2016, the Entertainment Commission made a motion to recommend that the Planning Commission adopt these site-specific conditions into the development approval for this project:

6. **Design Considerations.**
    a. Project sponsor shall make the windows inoperable at the property line closest to the Independent.
    b. Project sponsor shall make best efforts to avoid placing bedrooms nearest the property line facing the Independent.
    c. Project sponsor shall design and use at least gas-filled double paned windows.

7. **Construction Impacts.** Construction vehicles shall not encumber ingress or egress of the Independent at any time.

DESIGN – COMPLIANCE AT PLAN STAGE

1. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
   For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

2. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
   For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

3. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
   a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
   b. On-site, in a driveway, underground;
   c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
   d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
   e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
   f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
   g. On-site, in a ground floor façade (the least desirable location).

   Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.
   For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, http://sfdpw.org

4. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.
   For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

5. **Noise**. Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.
   For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

6. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans if applicable as determined by the project planner. Odor control ducting shall not be applied to the primary façade of the building.
   For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

PARKING AND TRAFFIC

1. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Car Share.** Pursuant to Planning Code Section 166, no fewer than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 71 bicycle parking spaces (66 Class 1 spaces and 3 Class 2 spaces for the residential portion of the Project and 2 Class 2 spaces for the commercial portion of the Project).
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than thirty (30) off-street parking spaces.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

   Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

   For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

PROVISIONS

1. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.
   For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

2. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.
   For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

3. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
   For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

4. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
   For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

INCLUSIONARY AFFORDABLE HOUSING PROGRAM

Affordable Units. The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

1. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 13.5% of the proposed dwelling units as affordable to qualifying households, but is subject to change under a proposed legislative amendment (File No. 151258) introduced by Supervisor Breed, now sponsored by Supervisor Brown, and pending further action by the Land Use and Transportation Committee. The Project contains 66 units; therefore, 9 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 9 affordable units on-site. If the Project is subject to a different requirement if the legislative amendment is approved and new legislative requirements take effect, the Project will comply with the applicable requirements at the time of compliance. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
   For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

2. **Unit Mix.** The Project contains 12 studios, 9 one-bedroom, 30 two-bedroom, and 15 three-bedroom units; therefore, the required affordable unit mix is 2 studios, 2 one-bedroom, 3 two-bedroom, and 2 three-bedroom units, or the unit mix that may be required if the inclusionary housing requirements change as discussed above. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.
   For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

3. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.
   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than thirteen-and-a-half percent (13.5%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

5. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

6. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

   a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing**.** Other specific standards for on-site units are outlined in the Procedures Manual.

   b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to low-income households, as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.

d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.

e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.

f. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including fees and penalties, if applicable.

MONITORING - AFTER ENTITLEMENT

1. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

1. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
   For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, http://sfdpw.org

2. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
   For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, http://sfdpw.org

3. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
   For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org
   For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org
   For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

4. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.
   For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Exhibit B:

Plans and Renderings

UNIT MIX SUMMARY

UNIT TYPE	# OF UNITS	PERCENT OF UNIT TYPE	# OF BRS PER UNIT TYPE	PERCENT 1 BR VS 2+3 BR UNITS
STUDIO	12	18%		32%
I BED JUNIOR	9	14%	9	
2 BED	31	47%	62	68%
3 BED	14	21%	42	
TOTAL	66	100.0%	114	

BUILDING AREA SUMMARY

RESIDENTIAL	48,803 GROSS SF
RESIDENTIAL PARKING	5,011 GROSS SF
COMMERCIAL:	3,528 GROSS SF
TOTAL BUILDING AREA	57,342 GROSS SF

DRAWING INDEX

PLANNING DATA

LOT & BLOCK NUMBER:	1202 / 002B
LOT AREA:	12,500 SF
ZONING:	NCT - DIVISADERO NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
HEIGHT & BULK:	65-A
EXISTING USE:	AUTO REPAIR
PROPOSED USES:	RESIDENTIAL, COMMERCIAL
REQUIRED OPEN SPACE:	6,600 SF IF ALL PRIVATE (66 UNITS X 100 SF) 8,778 SF IF ALL COMMON (66 UNITS X 133 SF)
REQUIRED COMMON OPEN SPACE:	(66 UNITS TOTAL - 5 UNITS W/ PRIVATE OPEN SPACE = 61 UNITS REQ'D FOR COMMON OPEN SPACE 14 UNITS REQUIRE 30% OF REQUIRED OPEN SPACE (PER TABLE 135 (d)(2) 47 UNITS X 133 SF = 6,251 14 UNITS X 133 SF X 0.33 = 614.5 TOTAL COMMON OPEN SPACE REQ'D = 6,865.5 SF
PROPOSED PRIVATE OPEN SPACE:	980 SF (5 UNITS W/ PRIVATE OPEN SPACE)
PROPOSED COMMON OPEN SPACE:	1,932 SF @ 2ND FL DECK 5,483 SF @ ROOF DECK 7,415 SF > 6,865.5 SF REQ'D
TOTAL PROPOSED OPEN SPACE:	980 SF PRIVATE + 7415 SF COMMON = 8,403 SF TOTAL OPEN SPACE
PROPOSED BLDG HEIGHT:	64'-11"
NO. OF STORIES:	6
NO. OF DWELLING UNITS:	66 UNITS
BMR UNITS:	13.5% ON SITE (9UNITS)
PROPOSED PARKING:	24 STACKER PARKING SPACES 1 ACCESSIBLE PARKING SPACE 1 CAR SHARE PARKING SPACE
BICYCLE PARKING:	66 CLASS I SPACES (RESIDENTIAL) 3 CLASS II SPACES (RESIDENTIAL) 6 CLASS II SPACES (COMMERCIAL)

A0.0
COVER SHEET

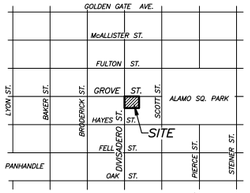
650 DIVISADERO STREET, SAN FRANCISCO, CA

CONDITIONAL USE APPLICATION

12.10.2016 | REVISION 03.10.2017

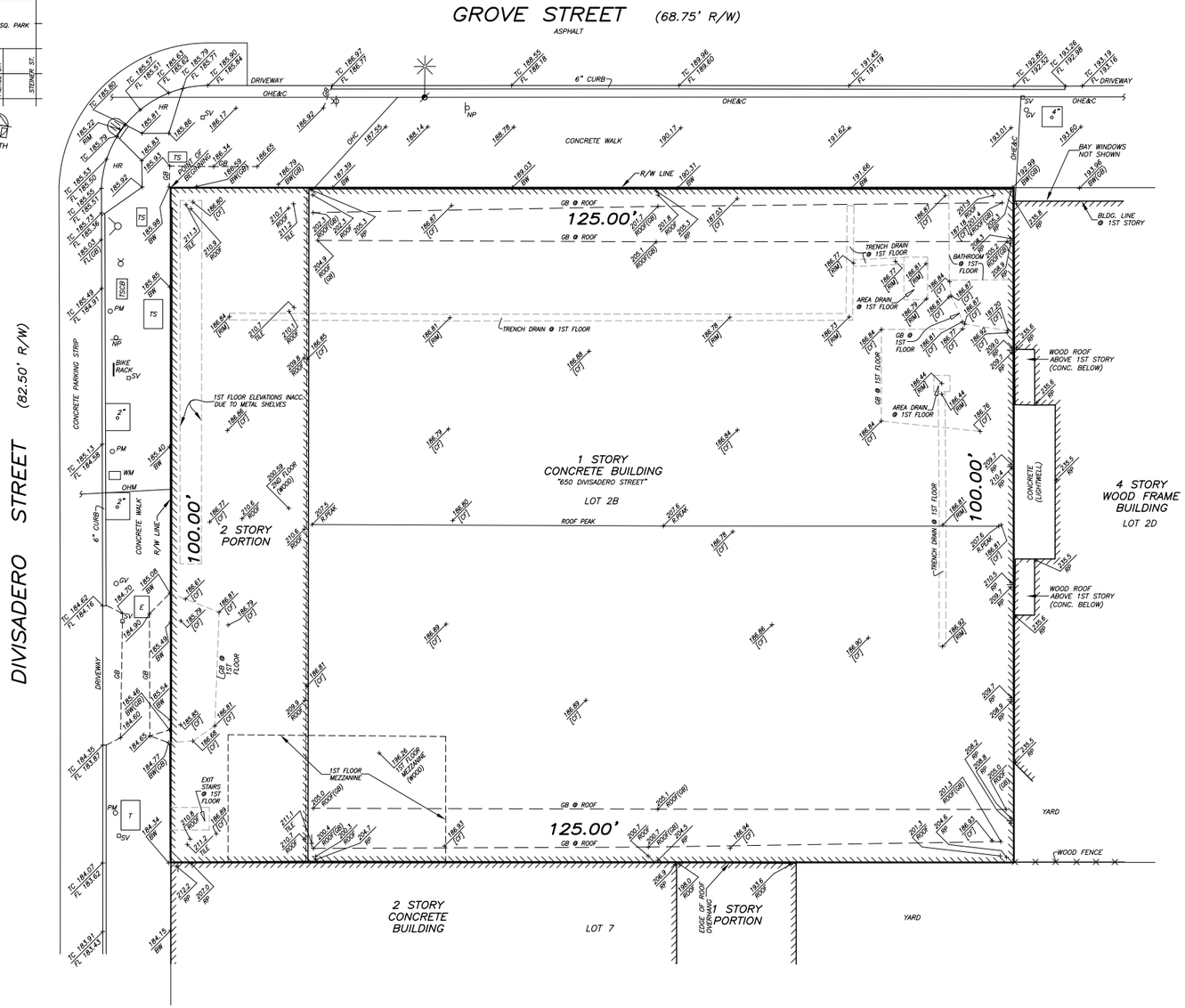
FORMERLY FORUMDESIGN ARCHITECTS

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com



VICINITY MAP
NO SCALE

NORTH



SITE AREA = 12,500 SQ.FT.

0 4 8 16

LEGEND

BLDG.	BUILDING
CONC.	CONCRETE
R/W	RIGHT OF WAY
INACC.	INACCESSIBLE
TC	TOP OF CURB
FL	FLOW LINE
BW	BACK OF WALK
GB	GRADE BREAK
RP	ROOF PARAPET
HR	HANDICAP RAMP
R.PEAK	ROOF PEAK
[OT]	CONCRETE FLOOR @ 1ST FLOOR
[RIM]	DRAIN RIM @ 1ST FLOOR
	JOINT POLE W/ELECTROLIER
OHE&C	OVERHEAD ELECTRIC & COMMUNICATION WIRES
OHC	OVERHEAD COMMUNICATION WIRES
OHM	OVERHEAD MUNI GUY WIRE
SV	SEWER VENT
GV	GAS VALVE
E	ELECTRIC PULLBOX
WM	WATER METER
T	TELEPHONE PULLBOX
	CATCH BASIN
PM	PARKING METER
	TREE PIT W/TREE
TS	TRAFFIC SIGNAL PULLBOX
TSCB	TRAFFIC SIGNAL CONTROL BOX, 5'± HIGH
	NO PARKING SIGN
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL W/STREET SIGN
	LOW PRESSURE FIRE HYDRANT

SURVEY REFERENCE
NORTH AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. 1135762 DATED FEBRUARY 3, 2012.

BASIS OF SURVEY
CITY OF SAN FRANCISCO MONUMENT MAP NO. 37 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

GENERAL NOTES
1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. ELEVATIONS ARE ON SAN FRANCISCO CITY DATUM.

TOPOGRAPHIC SURVEY
OF A PORTION OF ASSESSOR'S BLOCK NO. 1202
FOR
DIVCO GROUP, LLC
SAN FRANCISCO CALIFORNIA

SCALE: 1" = 8'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: JR
DATE: 8/12/13		DES.
SHEET: 1		DRW: JP
OF: 1		CHK: BR
JOB NO. S-8219A		REV NO.

C-1
SURVEY

650 DIVISADERO STREET, SAN FRANCISCO, CA
CONDITIONAL USE APPLICATION
12.10.2016 | REVISION 03.10.2017

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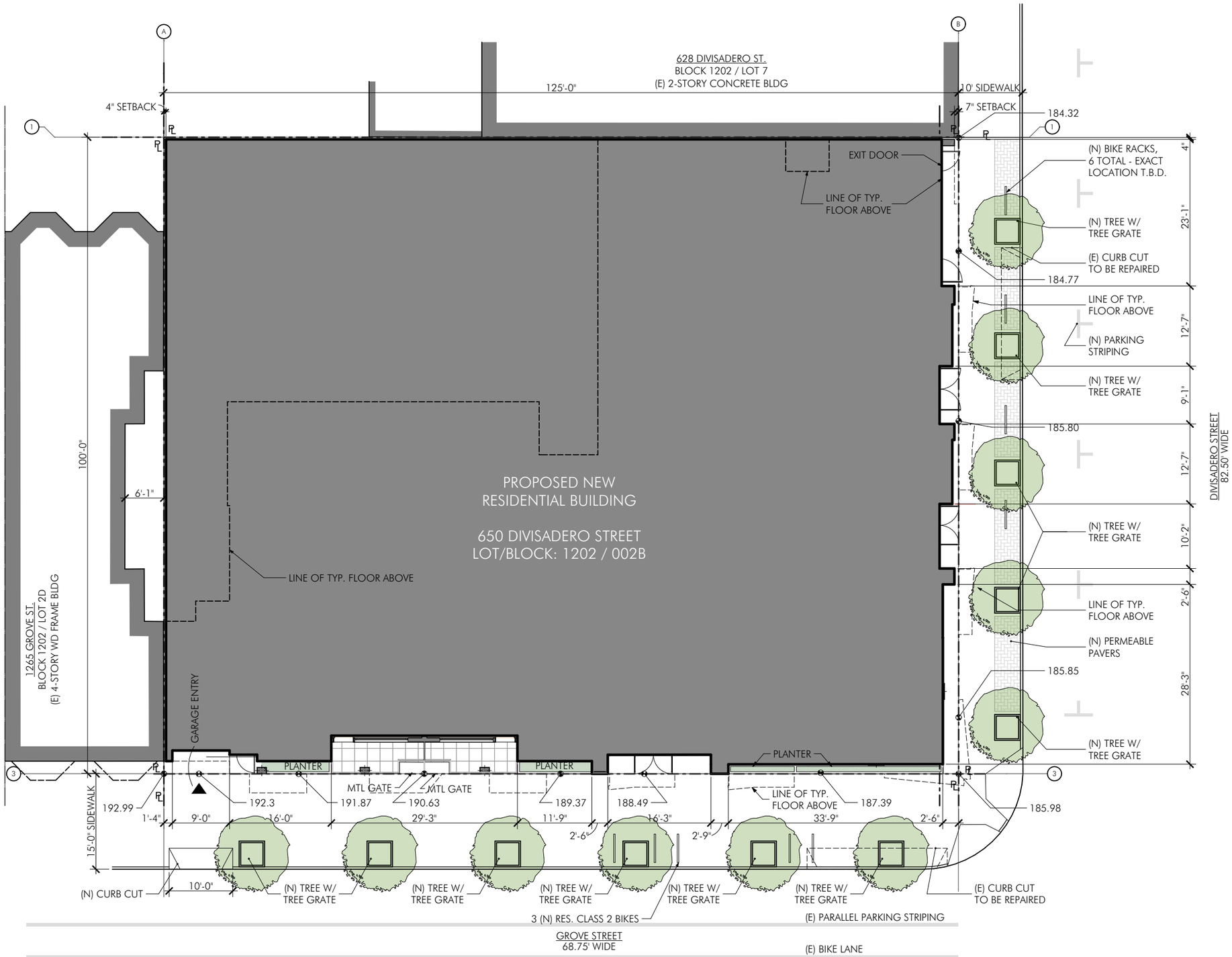

1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

A1.0
PROPOSED SITE PLAN

650 DIVISADERO STREET, SAN FRANCISCO, CA

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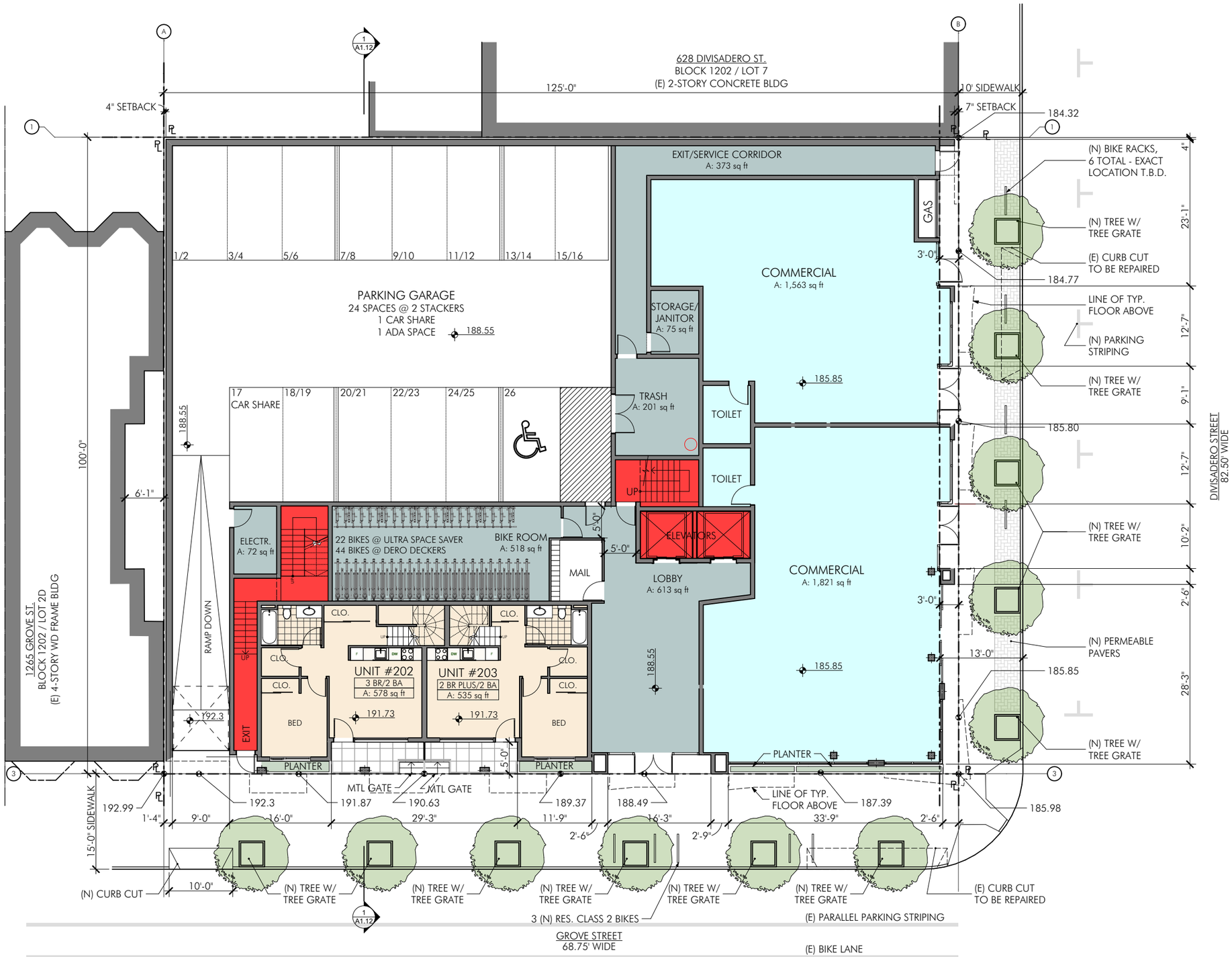

N

0 8' 16' 32'

1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

A1.1
PROPOSED 1ST FLOOR PLAN

650 DIVISADERO STREET, SAN FRANCISCO, CA

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ankrommoisan.com

N

0 8' 16' 32'

1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

A1.2
PROPOSED 2ND FLOOR PLAN

650 DIVISADERO STREET, SAN FRANCISCO, CA

CONDITIONAL USE APPLICATION

12.10.2016 | REVISION 03.10.2017

FORMERLY FORUMDESIGN ARCHITECTS
Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

1 PROPOSED 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

A1.3
PROPOSED 3RD FLOOR PLAN

650 DIVISADERO STREET, SAN FRANCISCO, CA

CONDITIONAL USE APPLICATION

12.10.2016 | REVISION 03.10.2017

FORMERLY FORUMDESIGN ARCHITECTS

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

N

0 8' 16' 32'

1 PROPOSED 4TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

A1.4
PROPOSED 4TH FLOOR PLAN

650 DIVISADERO STREET, SAN FRANCISCO, CA

CONDITIONAL USE APPLICATION

12.10.2016 | REVISION 03.10.2017

FORMERLY FORUMDESIGN ARCHITECTS

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

628 DIVISADERO ST.
BLOCK 1202 / LOT 7
(E) 2-STORY CONCRETE BLDG

1265 GROVE ST.
BLOCK 1202 / LOT 2D
(E) 4-STORY WD FRAME BLDG

UNIT #509
2 BR/1 BA
A: 568 sq ft

UNIT #508
3 BR/1 BA
A: 773 sq ft

UNIT #510
STUDIO
A: 320 sq ft

UNIT #511
STUDIO
A: 318 sq ft

UNIT #512
2 BR/1 BA
A: 620 sq ft

UNIT #513
2 BR/1 BA
A: 595 sq ft

UNIT #507
2 BR/1 BA
A: 560 sq ft

UNIT #506
STUDIO
A: 304 sq ft

UNIT #505
2 BR/1 BA
A: 826 sq ft

UNIT #504
1 BR JR/1 BA
A: 359 sq ft

UNIT #503
2 BR/1 BA
A: 532 sq ft

UNIT #502
1 BR JR/1 BA
A: 355 sq ft

UNIT #501
3BR/1 BA
A: 759 sq ft

CORRIDOR
A: 619 sq ft

ELEVATORS

UNOCCUPIED ROOF

UNOCCUPIED ROOF

PRIVATE DECK
265 sq ft

R 125'

BULK DIAGONAL 125' MAX. DIMENSION REQUIREMENT ENCROACHMENT

125'-0"
68'-3"
47'-8"
7'-6"
100'-0"
41'-7"
34'-7"
21'-11"
6'-1"
2'-0"
10'-0"
7'-9"
39'-1"
11'-5"
14'-6"
27'-1"
2'-0"
10'-0"
17'-9"
11'-10"
40'-4"
10'-4"
8'-5"
10'-4"
14'-2"
11'-8"
1'-10"
109'-1"
110'-0"
10'-4"
12'-9"
10'-5"
11'-3"
10'-5"
12'-4"
10'-5"
10'-2"
11'-8"
1'-10"
101'-7"
99'-9"

N

0 8' 16' 32'

1 PROPOSED 5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

A1.5
PROPOSED 5TH FLOOR PLAN

650 DIVISADERO STREET, SAN FRANCISCO, CA

CONDITIONAL USE APPLICATION

12.10.2016 | REVISION 03.10.2017

FORMERLY FORUMDESIGN ARCHITECTS

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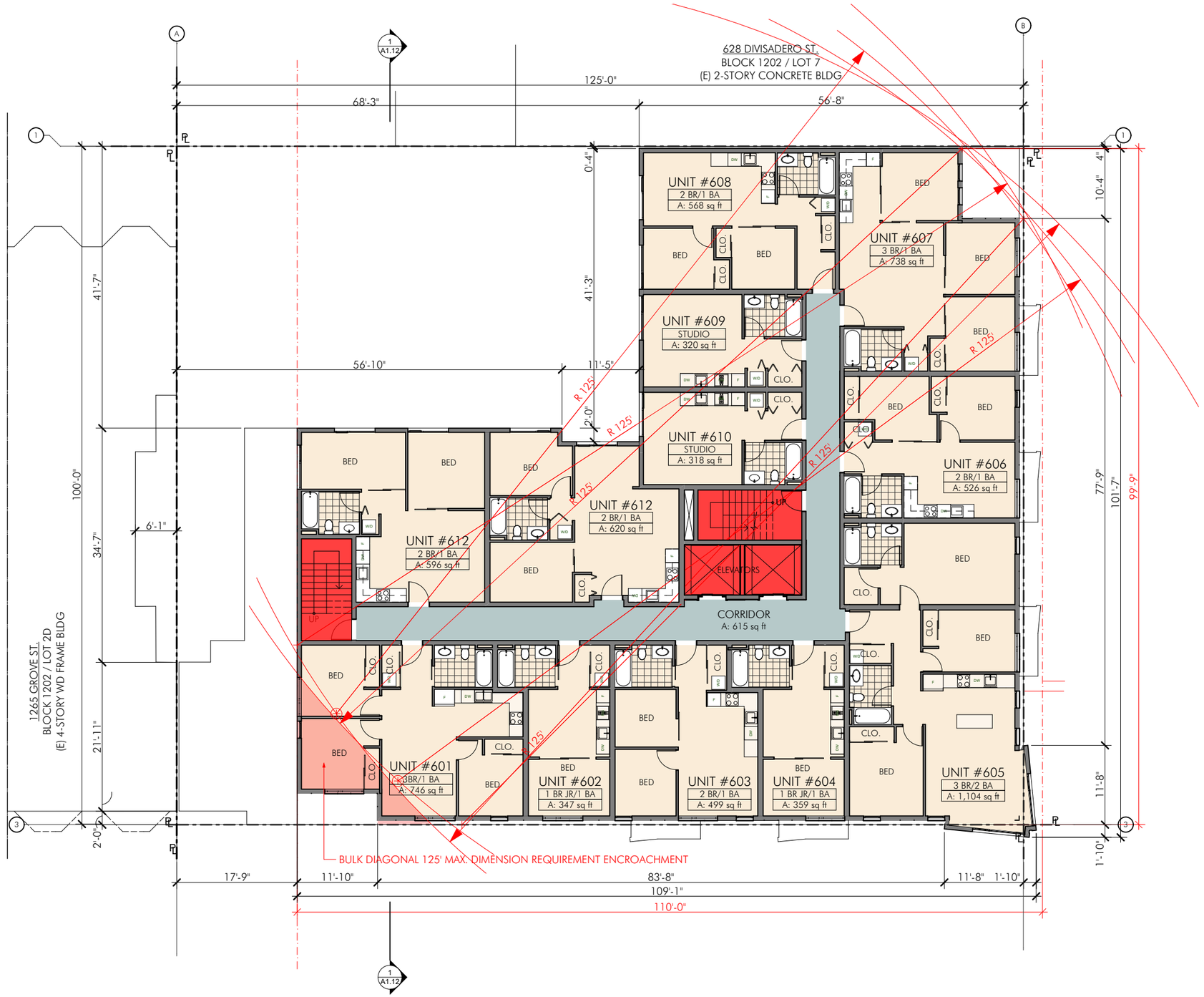

N

0 8' 16' 32'

1 PROPOSED 6TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

A1.6
PROPOSED 6TH FLOOR PLAN

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CONDITIONAL USE APPLICATION

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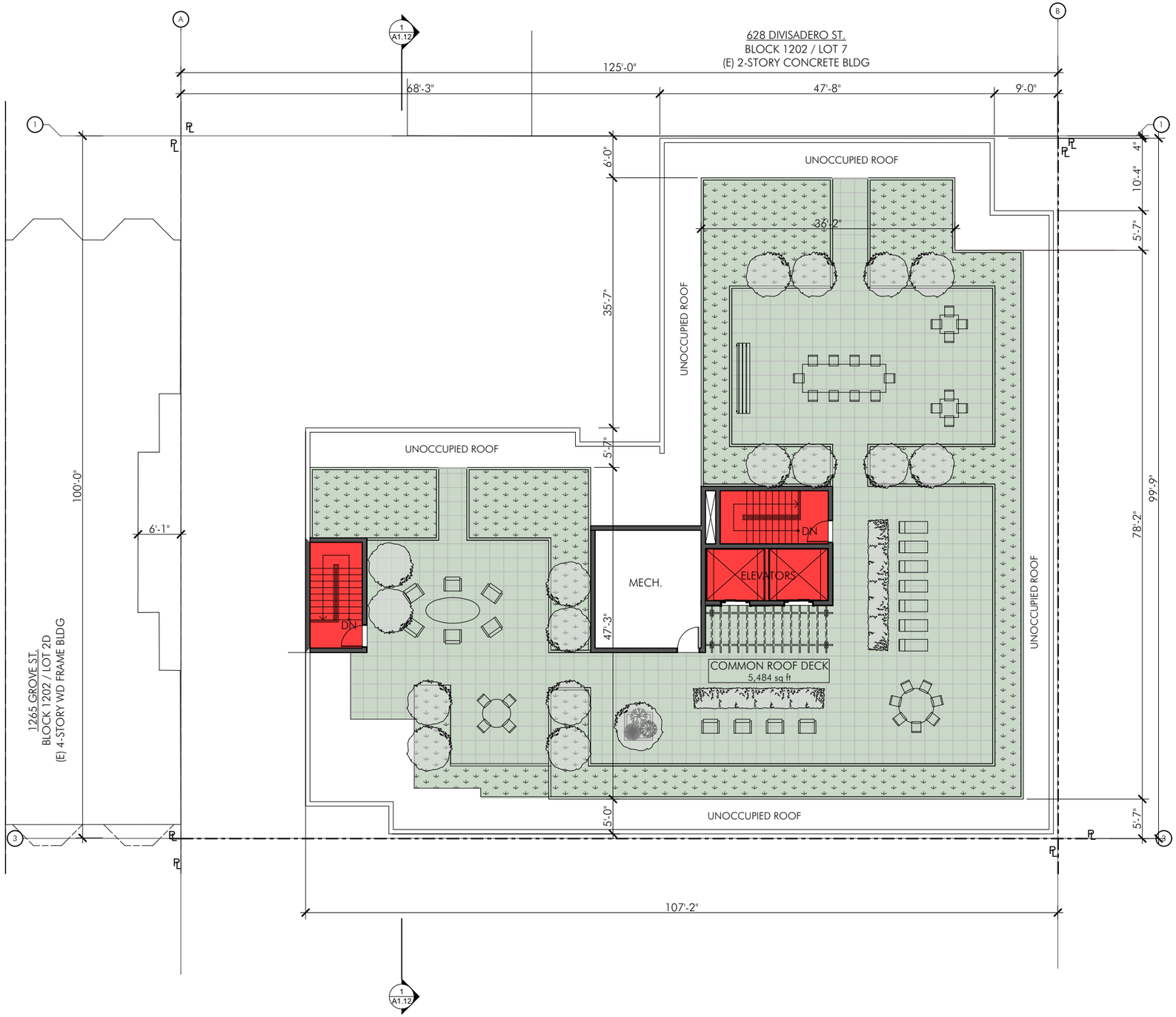

N

0 8' 16' 32'

1 PROPOSED ROOF PLAN
SCALE: 1/16" = 1'-0"

A1.7
PROPOSED ROOF PLAN

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0 8' 16' 32'

A1.8

EXTERIOR ELEVATION - GROVE ST. (NORTH)

650 DIVISADERO STREET, SAN FRANCISCO, CA

CONDITIONAL USE APPLICATION

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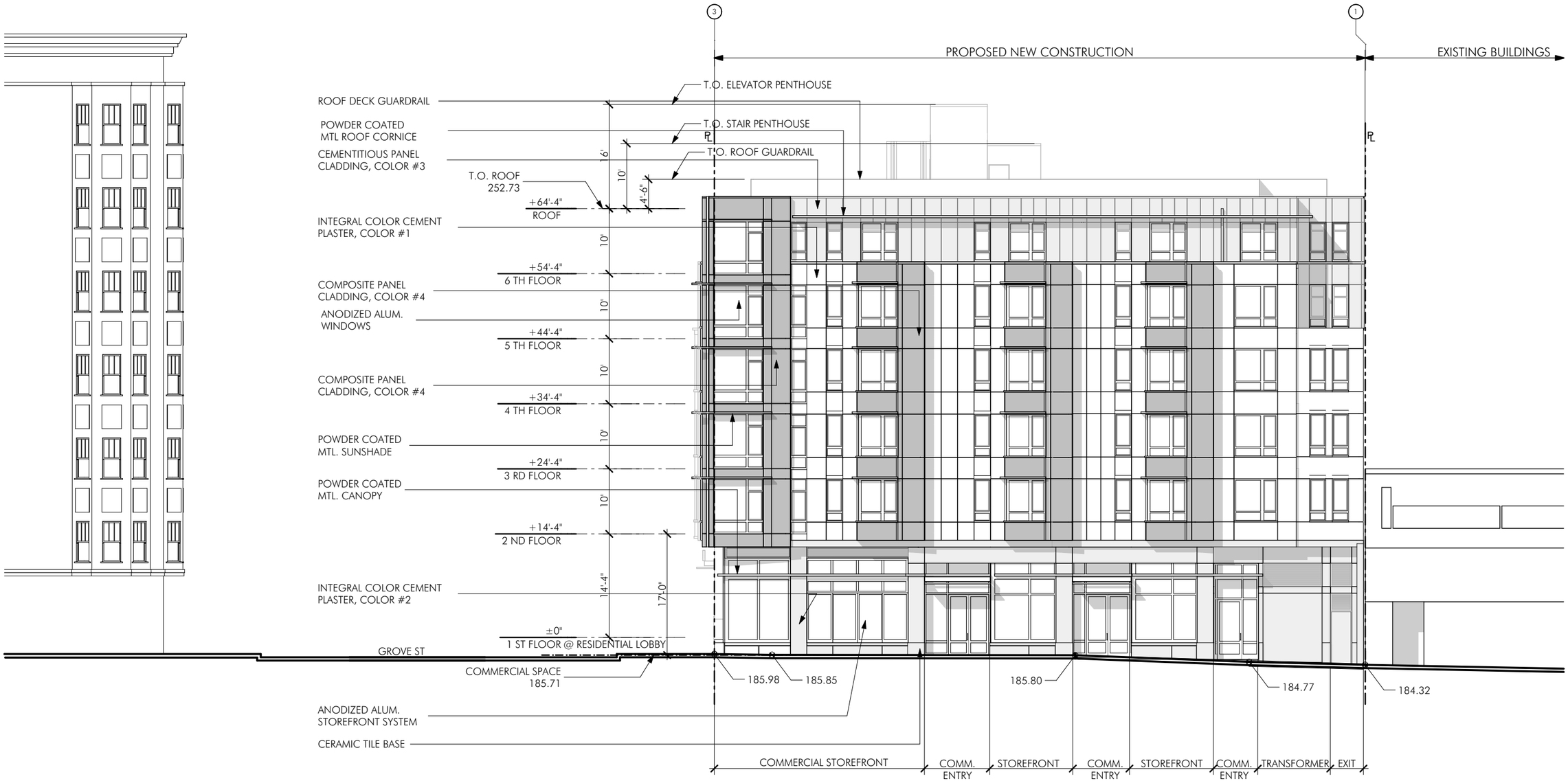

0 8' 16' 32'

A1.9

EXTERIOR ELEVATION - DIVISADERO ST. (WEST)

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CONDITIONAL USE APPLICATION

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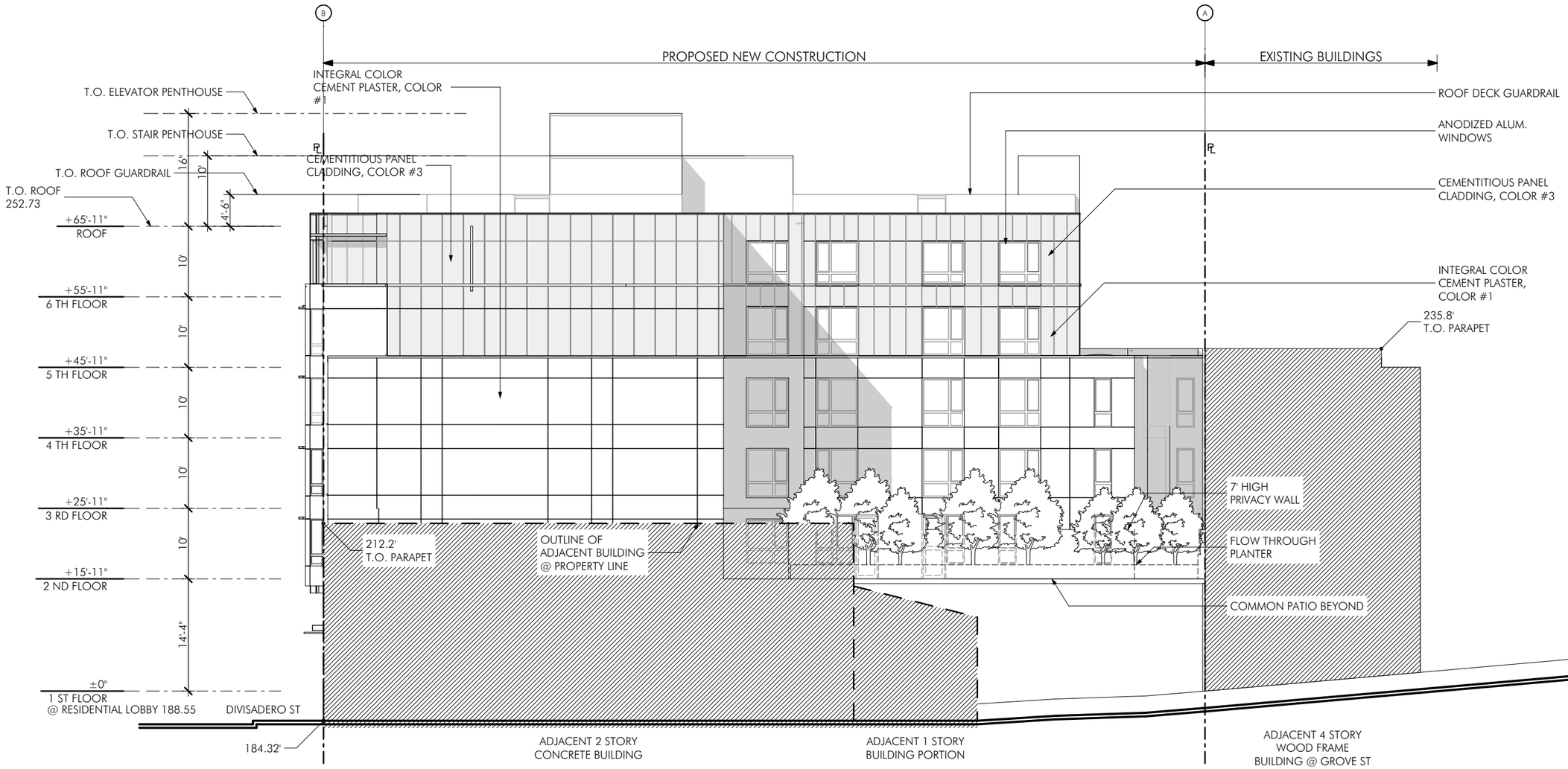

0 8' 16' 32'

A1.10
EXTERIOR ELEVATION - SOUTH

650 DIVISADERO STREET, SAN FRANCISCO, CA

CONDITIONAL USE APPLICATION

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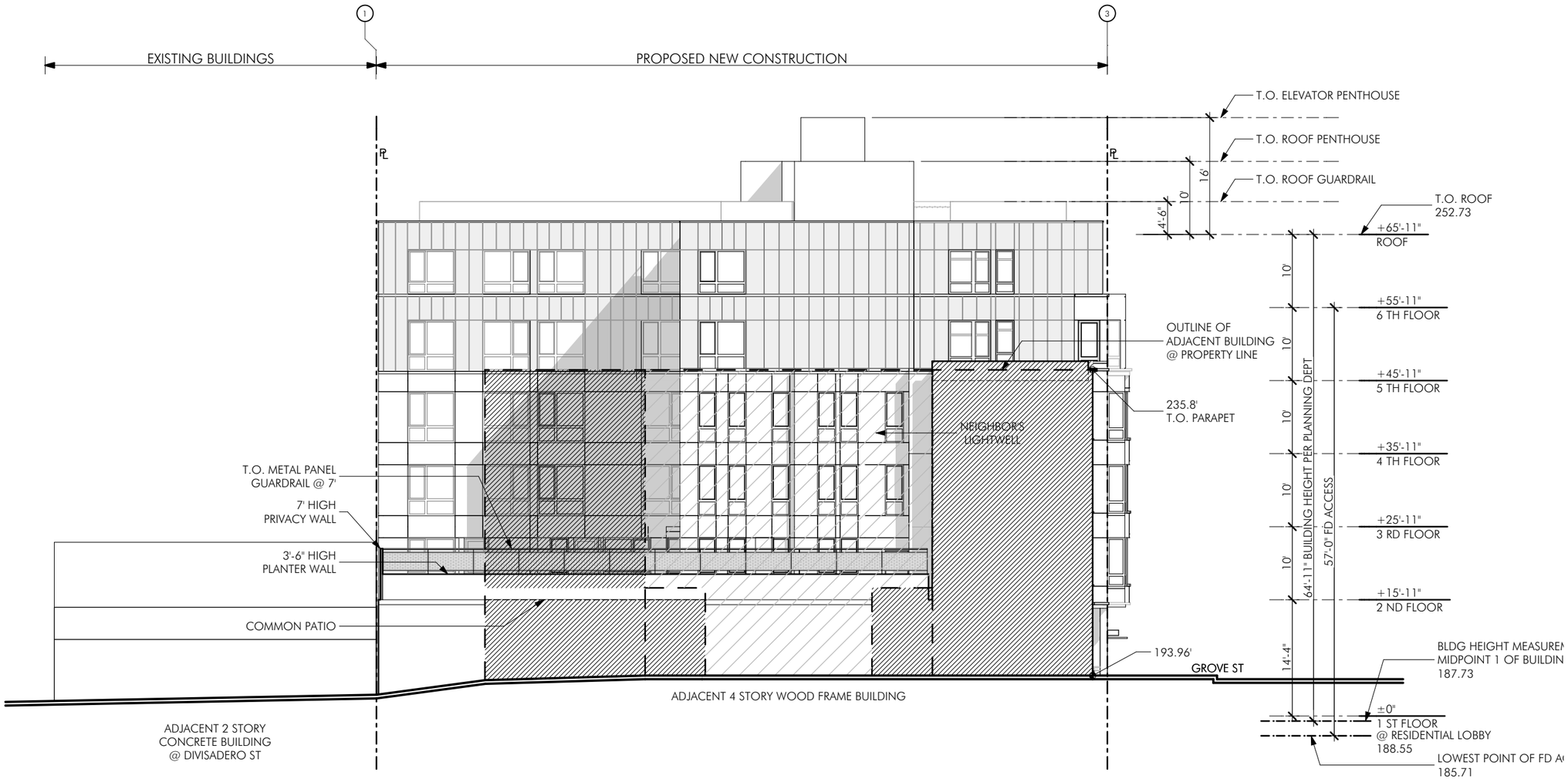

0 8' 16' 32'

A1.11
EXTERIOR ELEVATION - EAST

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CONDITIONAL USE APPLICATION

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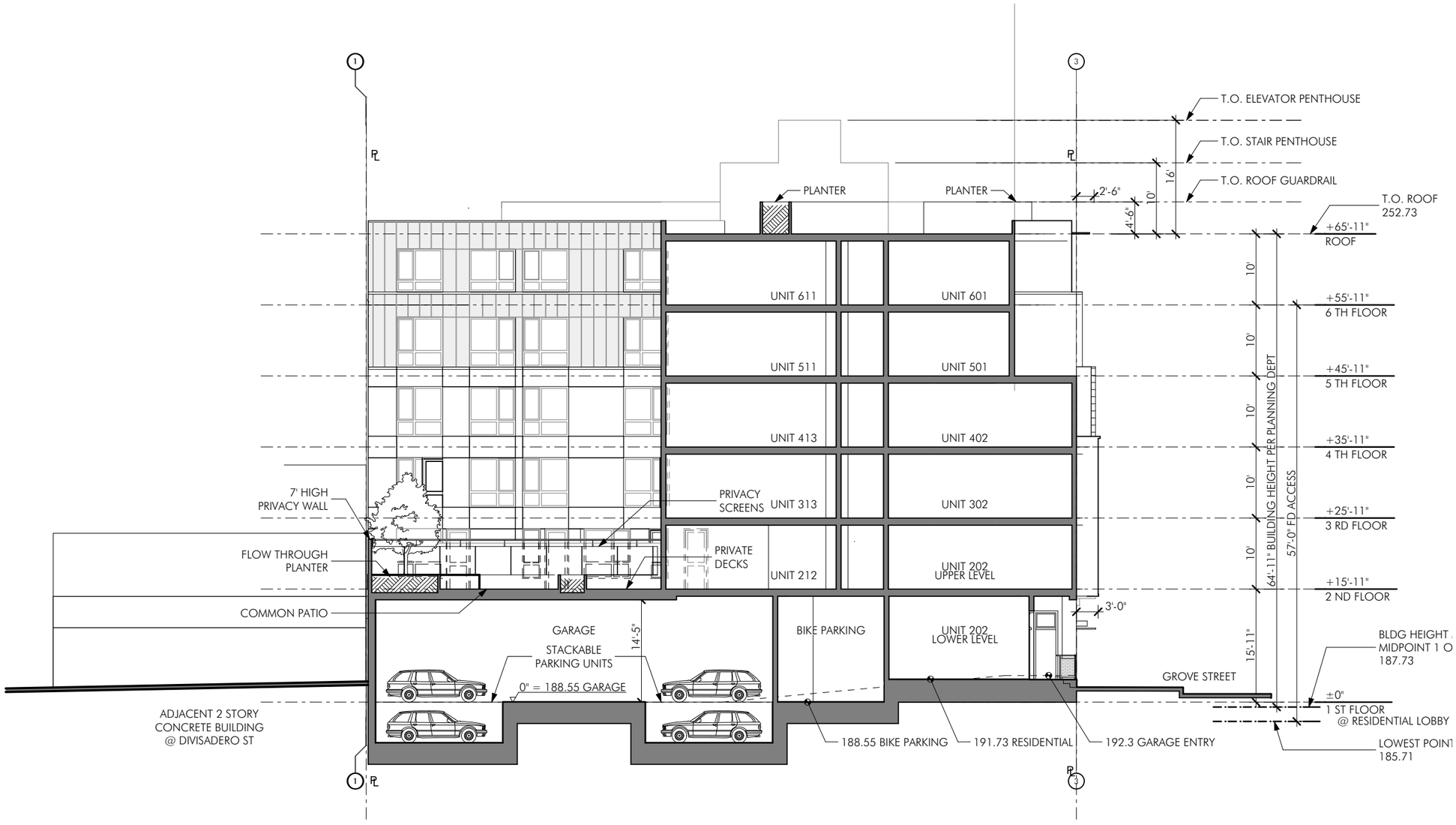

0 8' 16' 32'

A1.12
BUILDING SECTION

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CONDITIONAL USE APPLICATION

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A1.13
PERSPECTIVE VIEW

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A1.15
PERSPECTIVE VIEW

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A1.16
PERSPECTIVE VIEW

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CONDITIONAL USE APPLICATION
12.10.2016 | REVISION 03.10.2017

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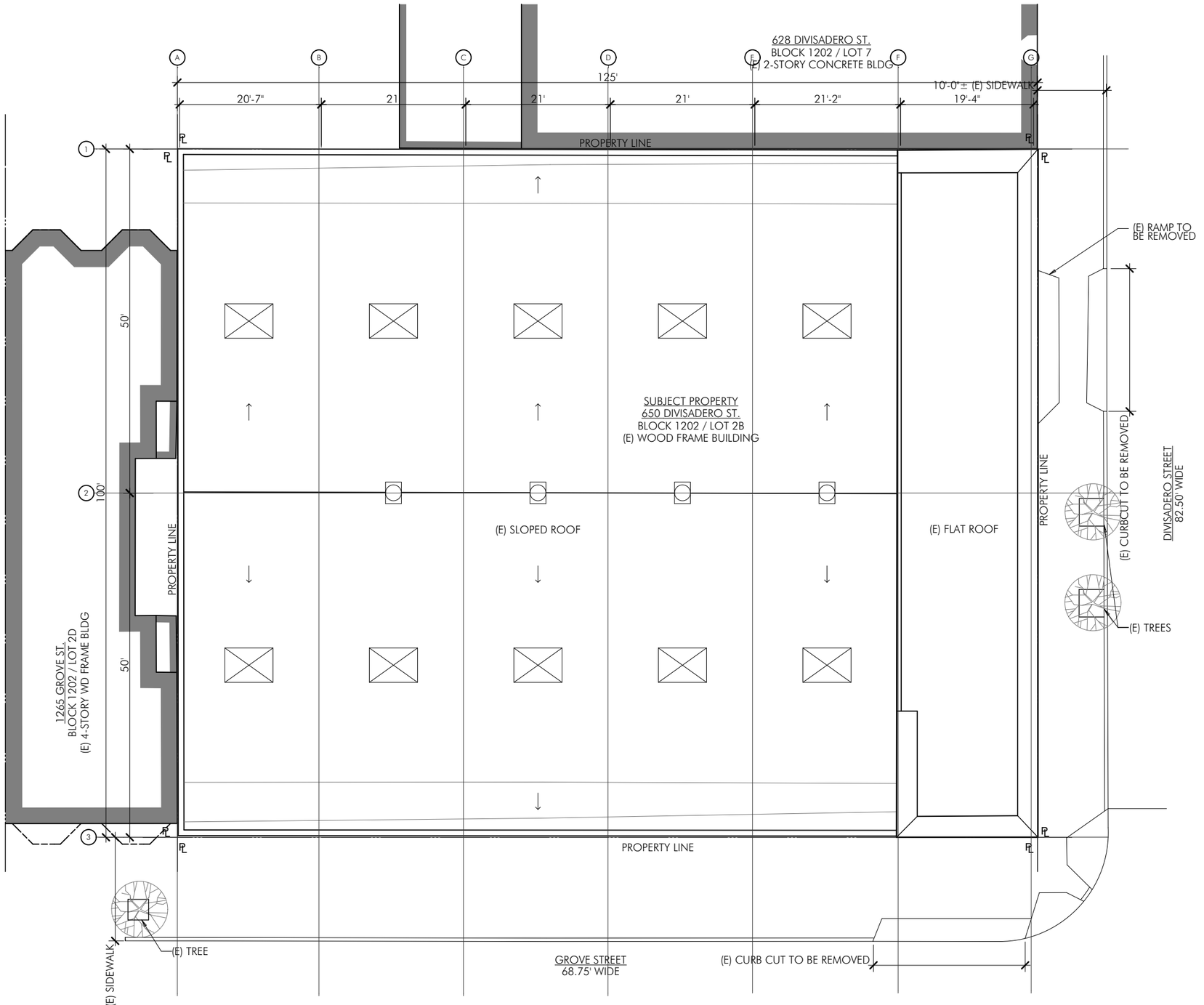

1 EXISTING SITE
SCALE: 1/16" = 1'-0"

A2.0
EXISTING SITE PLAN

650 DIVISADERO STREET, SAN FRANCISCO, CA

CONDITIONAL USE APPLICATION

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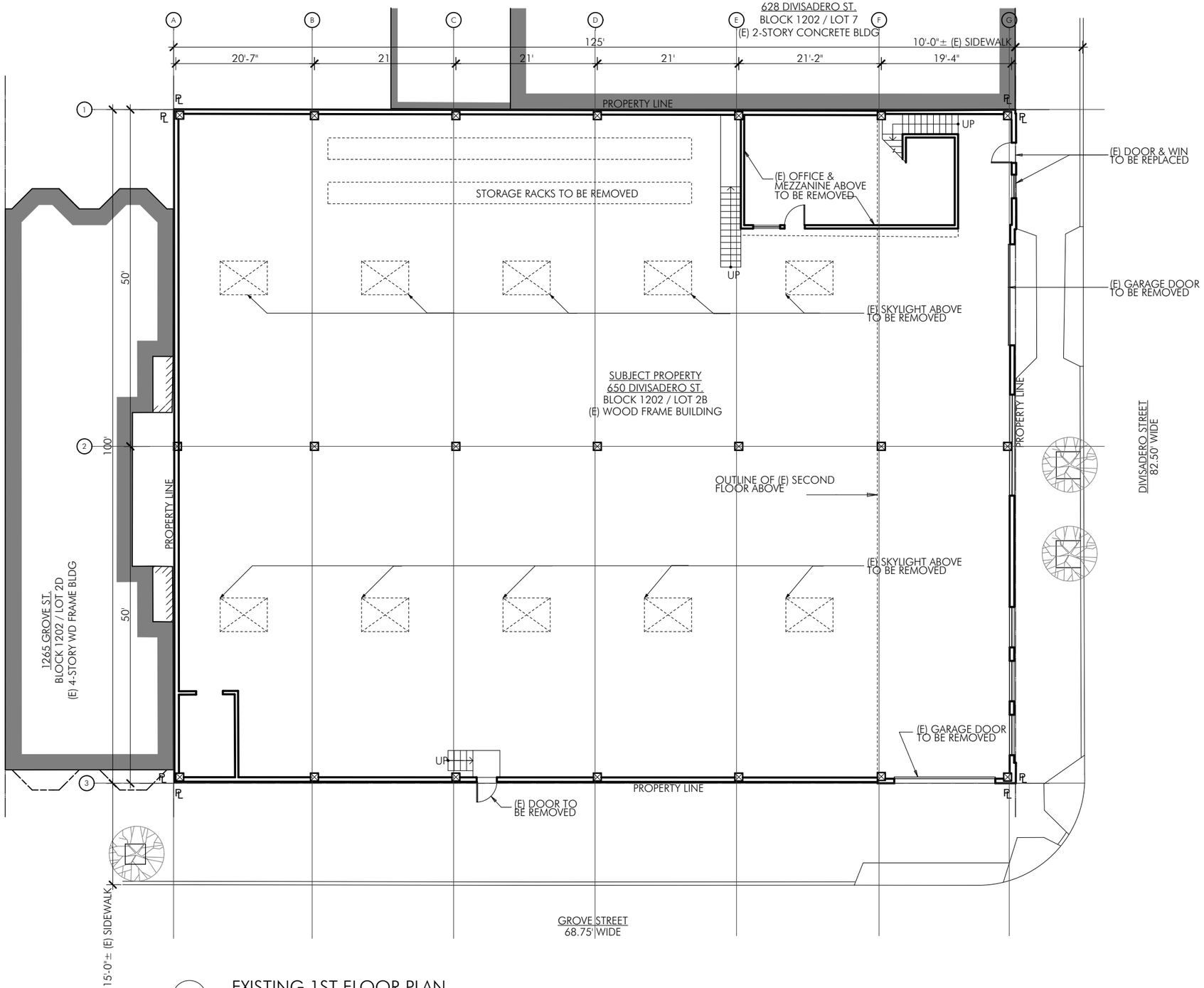

1 EXISTING 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

A2.1
EXISTING 1ST FLOOR PLAN

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CONDITIONAL USE APPLICATION

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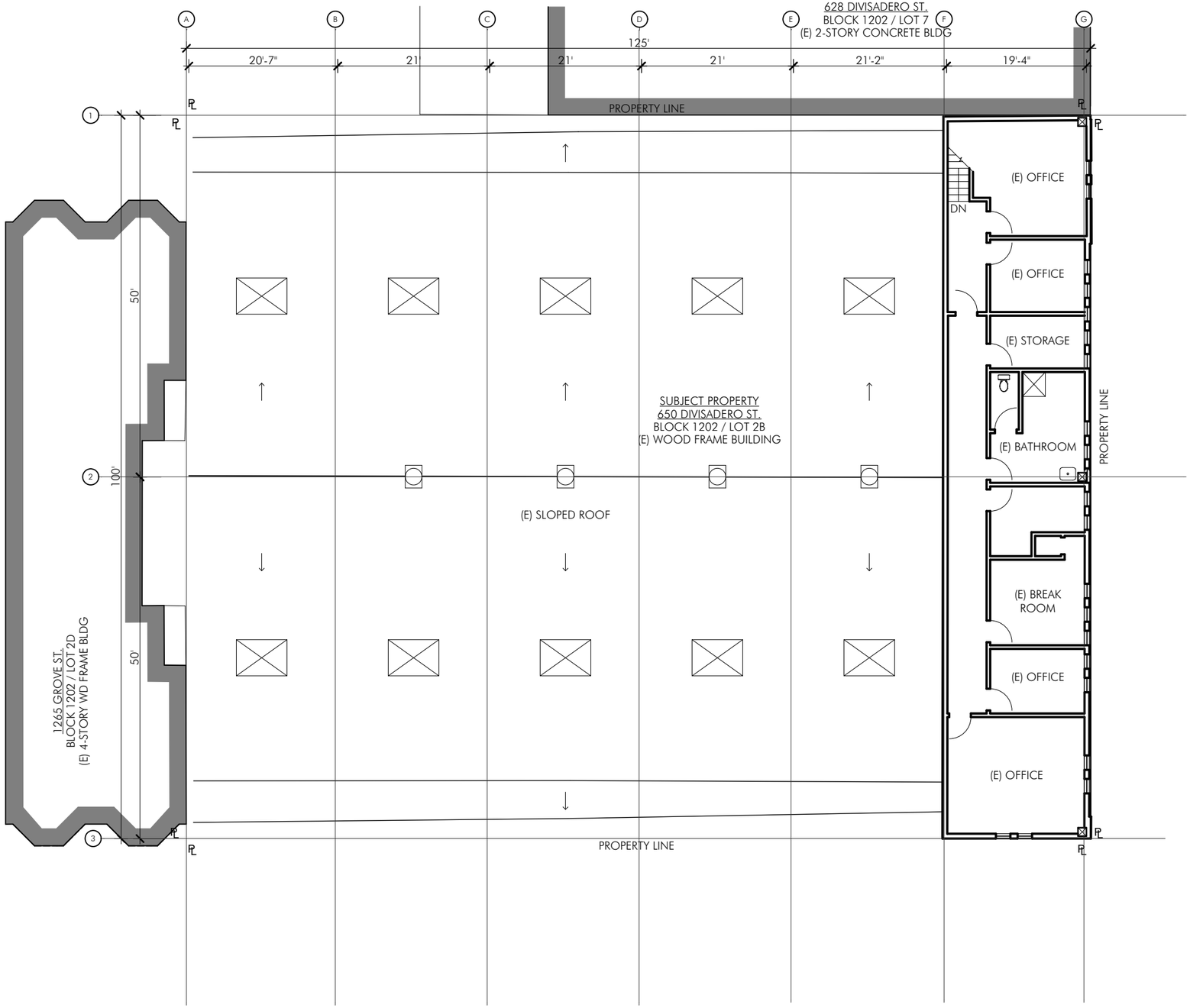

N

0 8' 16' 32'

1 EXISTING 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

A2.2
EXISTING 2ND FLOOR PLAN

650 DIVISADERO STREET, SAN FRANCISCO, CA

CONDITIONAL USE APPLICATION

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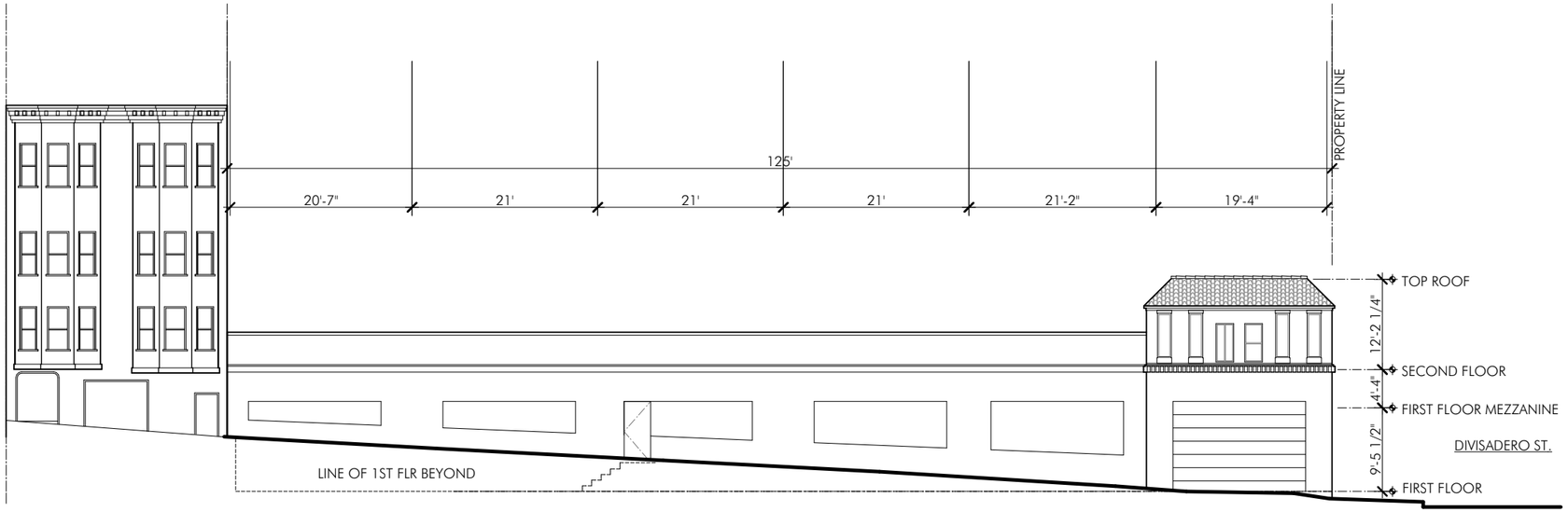
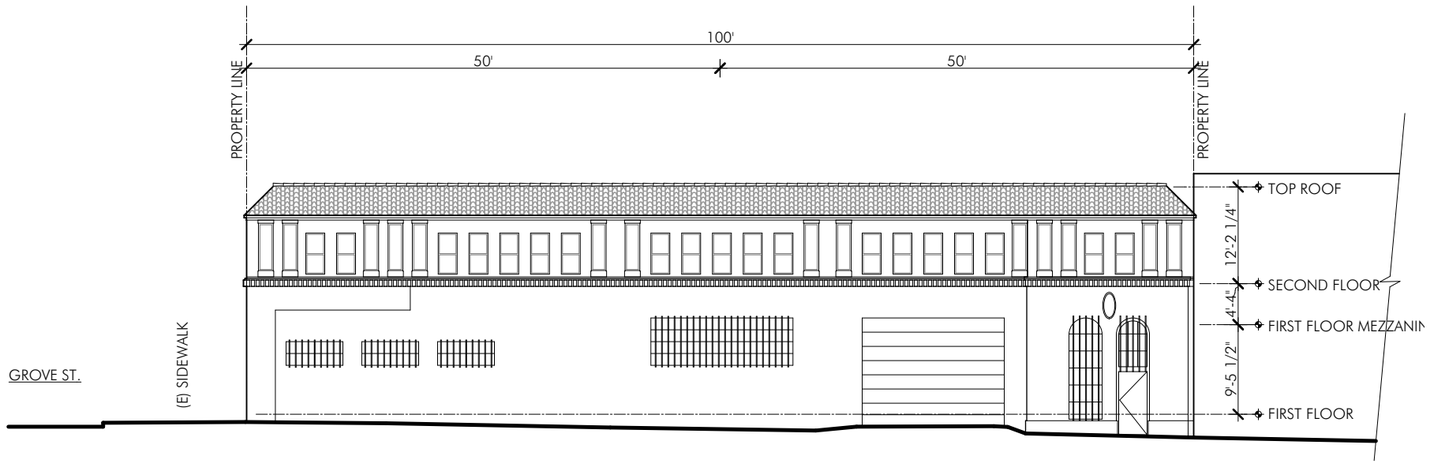


1 EXISTING NORTH ELEVATION - GROVE STREET
SCALE: 1/16" = 1'-0"



0 8' 16' 32'

2 EXISTING WEST ELEVATION - DIVISADERO STREET
SCALE: 1/16" = 1'-0"

A2.3
EXISTING EXTERIOR ELEVATIONS

650 DIVISADERO STREET, SAN FRANCISCO, CA
CONDITIONAL USE APPLICATION
12.10.2016 | REVISION 03.10.2017

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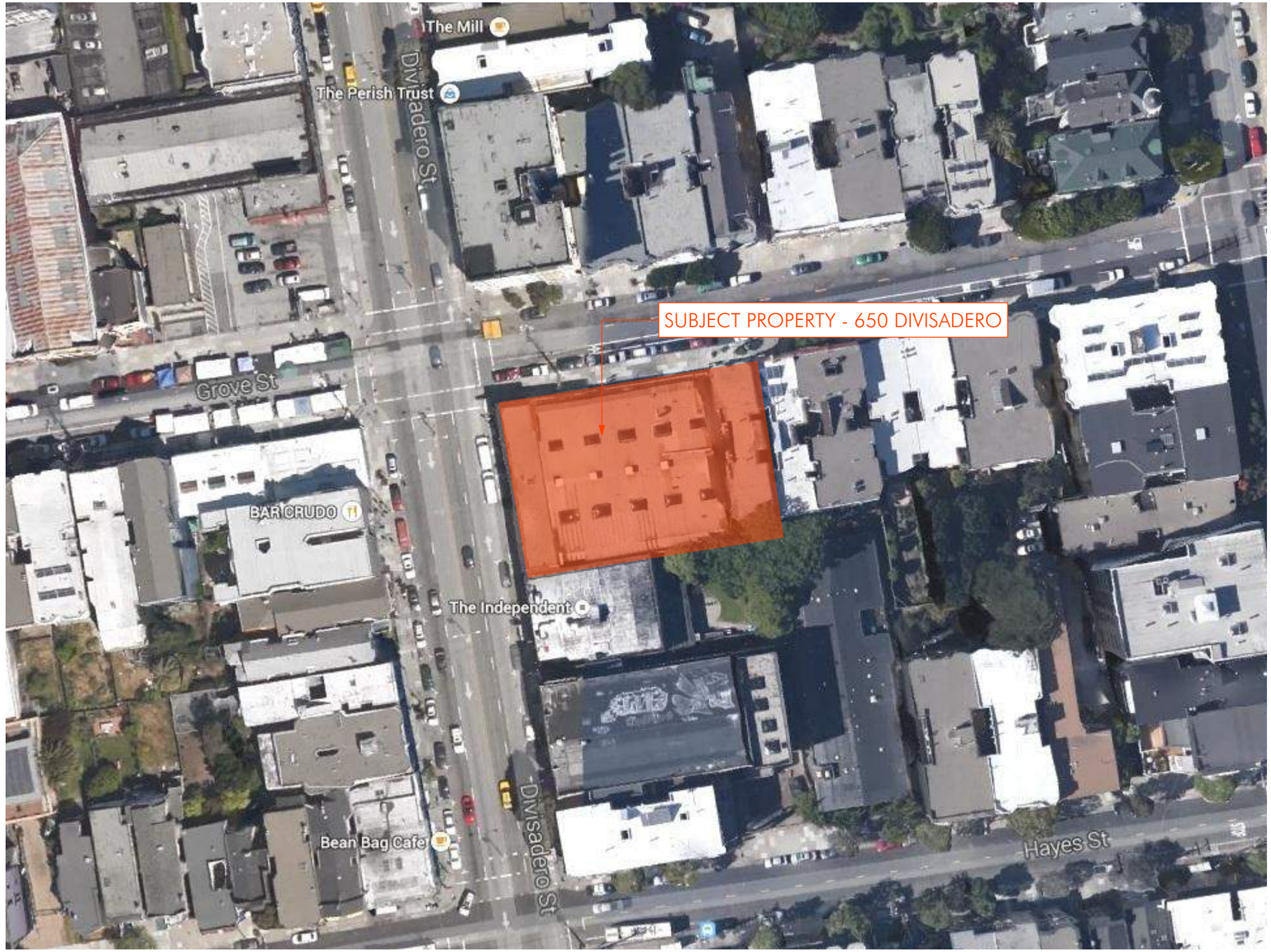
7. 650 DIVISADERO (VIEW FROM DIVISADERO ST.)

8. 650 DIVISADERO (VIEW FROM DIVISADERO ST.)



A2.4
AERIAL PHOTOGRAPH

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650 DIVISADERO (VIEW FROM DIVISADERO ST. & GROVE ST.)

A2.5
SITE PHOTO 1

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650 DIVISADERO (VIEW FROM GROVE ST.)

A2.6
SITE PHOTO 2

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650 DIVISADERO (VIEW FROM DIVISADERO ST.)

A2.7
SITE PHOTO 3

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1. NEIGHBORING PROPERTY (VIEW FROM GROVE ST.)

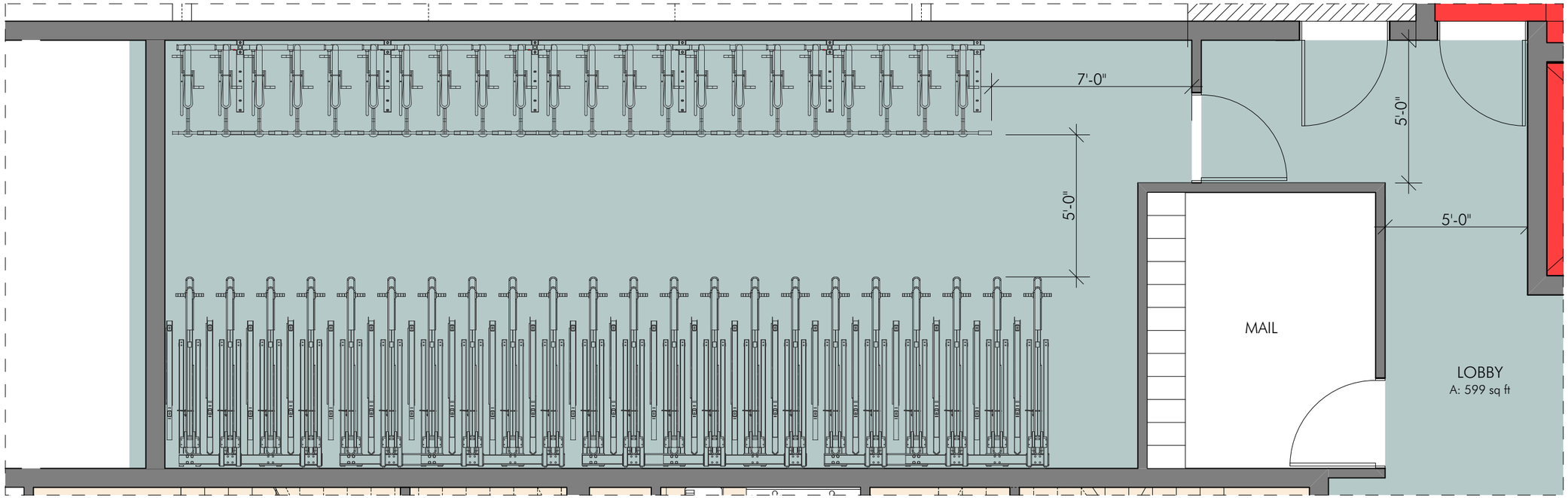
2. 650 DIVISADERO (VIEW FROM GROVE ST.)

3. 650 DIVISADERO (VIEW FROM GROVE ST.)

4. 650 DIVISADERO (VIEW FROM GROVE ST.)

5. 650 DIVISADERO (VIEW FROM DIVISADERO ST.)

6. 650 DIVISADERO (VIEW FROM DIVISADERO ST.)



BIKE ROOM
A: 521 sq ft

22 BIKES @ ULTRA SPACE SAVER
44 BIKES @ DERO DECKERS

0 2' 4' 8'

EXHIBIT B
ENLARGED BIKE RM PLAN

650 DIVISADERO STREET, SAN FRANCISCO, CA

CONDITIONAL USE APPLICATION

12.10.2016 | REVISION 03.10.2017

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Patent Pending

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NEW LOOK!

DERO DECKER™

- Lift-assist top trays
- Top trays fold vertically for easy loading
- Modular Single & Double-sided Options

The Dero Decker™ takes bike parking to the next level — literally. By stacking bikes on a two-tiered system, capacity doubles. Unlike other double decker systems our lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray. The front wheel safety locking lever and tray dampers provide safe lowering of upper trays. The vertical load trays also reduce the required aisle space, giving the Dero Decker™ the smallest footprint on the market.

The Dero Decker™ is modular and available in single and double-sided configurations. Call for a free layout today!

Visit our web site for videos and more product information.

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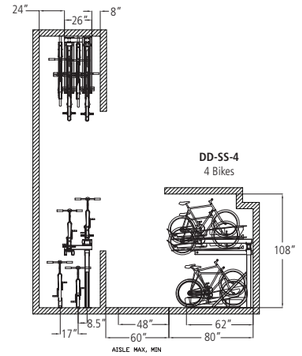
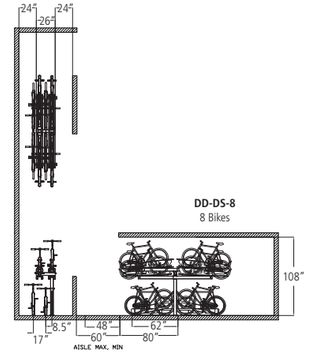
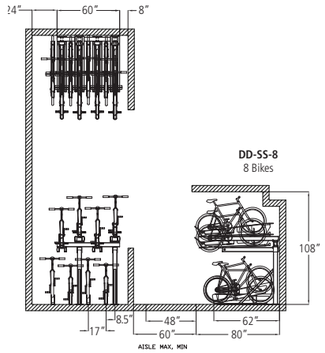
Printed on recycled paper

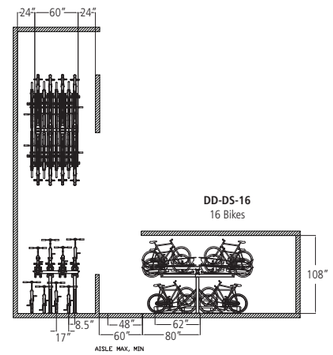
Rev B

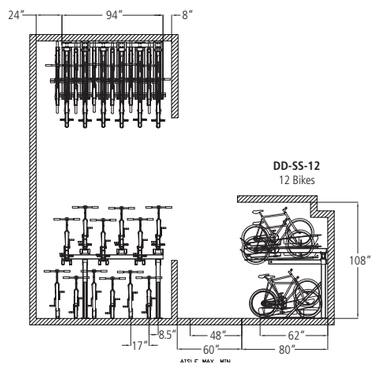
DERO DECKER™ Setbacks for Configurations











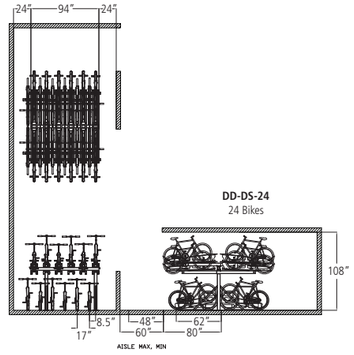


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EXHIBIT B-1
BIKE PARKING SPEC

650 DIVISADERO STREET, SAN FRANCISCO, CA
CONDITIONAL USE APPLICATION
12.10.2016 | REVISION 03.10.2017

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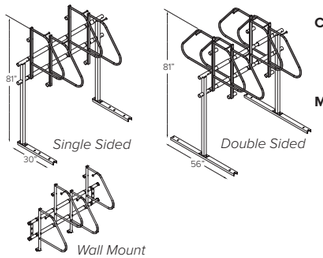
ULTRA SPACE SAVER
Submittal Sheet



CAPACITY

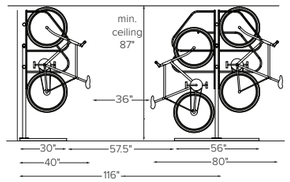
Modular construction
1 Bike per arm

MATERIALS

Hanger is 1" diameter tube with 1/2" steel rod and retaining disk at each end.
Upright is 2" square tube.
Feet are AISI C3 x 4.1 galvanized steel channel.
Crossbeams are 1.25" sched. 40 galvanized pipe (1.660" OD)
Spacers are 2.375" OD plastic tubes with .218" wall thickness.

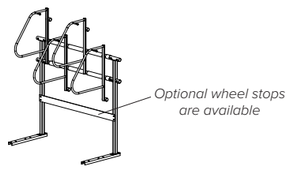
FINISHES

Black powder coat
Cross bars: hot dipped galvanized
Hanger rods: rubber coated
Spacers: plastic



☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied (exterior only)
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS



☐ **Floor Mount**
Ultra Space Savers have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.

☐ **Wall Mount**
A wall mounted unit which contains special brackets is also available.

WHEEL STOPS

☐ Include optional wheelstops

Estimating Your Bike Capacity

Estimating the maximum number of bikes you can park using an Ultra Space Saver in a typical rectangular space is usually fairly straight forward.

The Ultra Space Saver parks one bike every 16" with a typical bike extending out 40" from the wall. Leave a 36" aisle between rows. Add an 8" buffer on each end of a run to allow enough space for handlebars.

If you have a large space, you may be able to fit in double rows of Ultra Space Savers.

Let us Help! As a free service, Dero will provide a complete CAD layout of your space. Just send us the dimensions of your room, being sure to note the location of doors, columns, etc. and let us maximize your bike storage capacity.

As a general rule of thumb, this space can fit approximately 60 bicycles.

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ULTRA SPACE SAVER
Installation Instructions

The Ultra Space Saver has several steps for installation. Note that the single and double sided setups and parts are different. Make sure you follow the instructions according to the model you ordered.

Recommended Base Materials:

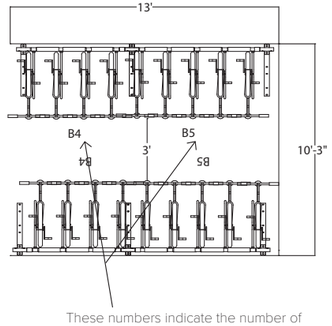
Solid concrete is the best base material for installation. Make sure nothing is underneath the base material that could be damaged by drilling (i.e. post-tension cable). Use the 3.75" wedge anchors that are included to install the rack into the concrete (wall anchors are 3").

Installation:

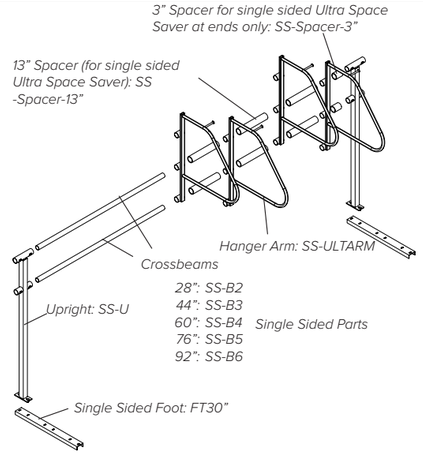
Sort out the parts to the rack and identify each of them accordingly. The 1" carriage bolts are for assembly of the rack and the 3.75" wedge anchors are for mounting the rack to the floor.

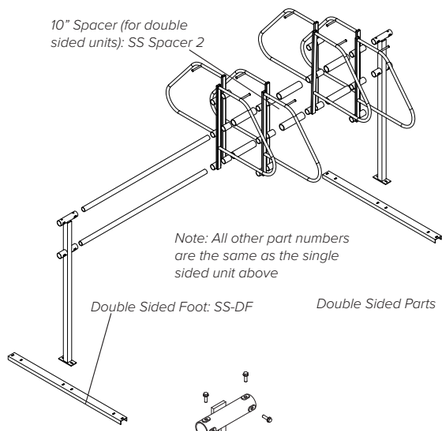
Reading your Dero designed layout

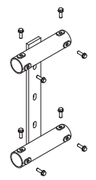
Ultra Space Savers come in varying configurations, making it **very important** that you carefully follow the layout provided by Dero when installing the racks. If you do not follow the diagram, you may well end up short of parts. The length of each Ultra Space Saver unit is indicated by a number ranging from B2-B7 in the layout. This number corresponds to the length of crossbeams to be installed. In the example provided below the Ultra Space Saver is to be installed starting with two B4 units, which have 44" crossbeams, followed by a B5, which has 76" crossbeams.



These numbers indicate the number of arms between brackets for each Ultra Space Saver unit to be installed.







Wall Mounting Bracket

(Wall Mounted Only) - SS-W

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EXHIBIT B-2
BIKE PARKING SPEC

650 DIVISADERO STREET, SAN FRANCISCO, CA
CONDITIONAL USE APPLICATION
12.10.2016 | REVISION 03.10.2017

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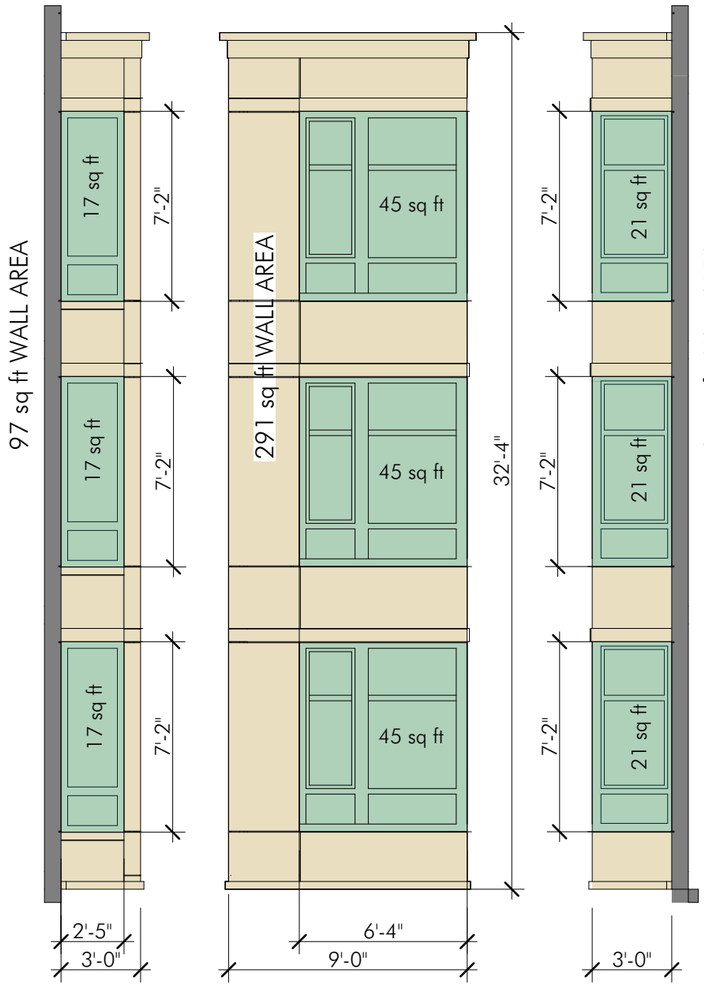

BAY WINDOW TYPE 1

TOTAL WALL AREA= 485 SF.
TOTAL GLAZING AREA= 249 SF

GLAZING TO WALL FACTOR= 51%

SIDE GLAZING ARE=114 SF
SIDE GLAZING TO TOTAL GLAZING FACTOR = 46%

BAY WINDOW TYPE 2

TOTAL WALL AREA= 643 SF.
TOTAL GLAZING AREA= 324 SF.

GLAZING TO WALL FACTOR= 50%

SIDE GLAZING ARE=116 SF
SIDE GLAZING TO TOTAL GLAZING FACTOR = 36%

EXHIBIT C
BAY WINDOWS -GLAZING CALCULATION

Exhibit C:

Environmental Determination

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

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Case No.:	**2013.1037E**
Project Title:	650 Divisadero Street
Zoning:	NCT (Divisadero Street Neighborhood Commercial Transit) District Fringe Financial RUD (Restricted Use District) 65-A Height and Bulk District
Block/Lot:	1202/002B
Lot Size:	12,500 square feet
Project Sponsor:	Warner Schmalz, Forum Design (415) 252-7063
Staff Contact:	Jenny Delumo – (415) 575-9146 Jenny.Delumo@sfgov.org

PROJECT DESCRIPTION:

The project site is an approximately 12,500-square-foot (sf) corner lot in the Western Addition neighborhood and within the Divisadero Street Neighborhood Commercial Transit District. The project site is on the block bounded by Divisadero Street to the west, Scott Street to the east, Grove Street to the north, and Hayes Street to the south. The lot is currently developed with an approximately 14,500-gross-square-foot (gsf), one-story-plus-mezzanine building, which was formerly occupied by an automobile repair shop and is currently occupied by a seismic retrofitting company. Vehicular access to an existing garage in the existing building is provided via an approximately 12-foot-long curb cut on Divisadero Street and an approximately 12-foot-wide curb cut on Grove Street. The existing building was constructed in 1922.

[Continued on next page]

EXEMPTION STATUS:

Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15332). See page 3.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Lisa M. Gibson
Acting Environmental Review Officer

1/13/17
Date

cc: Warner Schmalz, Project Sponsor
Christopher May, Current Planner
Jonathan Lammers, Preservation Planner
Supervisor London Breed, District 5 (via Clerk of the Board)
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project would demolish the existing building and construct an approximately 57,342-gsf, six-story, mixed-use building. The proposed 65-foot-tall (up to 82 feet with elevator and stair penthouses) building would be comprised of approximately 48,803 gsf of residential space, 3,528 gsf of commercial space, and a 5,011-sf parking garage with a bike room and utility space (i.e., mechanical and trash). The residential component of the proposed project would provide 66 residential dwelling units. The proposed project would include approximately 7,853 sf of open space, which would be comprised of a common rear yard on the second level, and a common roof deck. The commercial space would be divided into two separate units of approximately 1,629 gsf and 1,899 gsf. The entrance to the residential portion of the building would be located on Grove Street. The commercial space would be located on the ground floor with pedestrian access provided on the Divisadero Street frontage. The ground-level interior parking garage and bike room would provide space for approximately 26 vehicles (12 two-car parking stackers, one car share space, and one Americans with Disabilities Act space) and 66 Class I bicycle parking spaces. The garage would be accessed via a new approximately 10-foot-wide curb cut on Grove Street. The proposed project would remove the existing curb cuts on Divisadero and Grove Streets.

The proposed project would include excavation of approximately 517 cubic yards of material to a maximum depth of seven feet below grade. Up to nine Class II bicycle parking spaces would be installed on Divisadero and Grove Streets. The project would provide eleven new street trees, six along the Grove Street frontage and five along the Divisadero Street frontage.

Project Approvals

The proposed project is subject to notification under Section 312 of the City and County of San Francisco (the City) *Planning Code* and would require the following approvals:

- **Conditional Use Authorization:** Conditional Use Authorization from the Planning Commission for the lot size pursuant to *Planning Code* Sections 121.1 and 746.11.
- **Rear Yard Modification:** Authorization from the Zoning Administrator for a rear yard modification pursuant to *Planning Code* Section 134(e).
- **Site Permit:** The proposed project would require issuance of a site permit from the Department of Building Inspection (DBI).

Approval Action: Approval of a Conditional Use Authorization by the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco *Administrative Code*.

EXEMPTION STATUS (continued):

CEQA Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions. As discussed below, the proposed project satisfies the terms of the Class 32 exemption.

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The San Francisco General Plan articulates the objectives and policies that guide the City's decision making as it pertains to, among other issues, environmental protection, air quality, urban design, transportation, housing, and land use. Permits to construct, alter or demolish buildings may not be issued unless the project conforms to the *Planning Code*, or an exemption is granted pursuant to provisions of the *Planning Code.* The project site is comprised of a developed lot located in the Divisadero Street Neighborhood Commercial Transit (Divisadero Street NCT) District and a 65-A Height and Bulk District. The proposed uses (residential with commercial on the ground floor) and height (65 feet tall) of the proposed building conform to the use and height requirements for these districts.

The proposed project would introduce new uses to the subject property, as the proposal is to convert the existing industrial space into residential and commercial space. The change from industrial uses to residential and commercial uses is principally permitted within NCT districts, pursuant to *Planning Code* Section 746 and subject to Planning Commission approval. In the Divisadero Street NCT District residential density is restricted by controls on height, bulk, setbacks, open space, exposure, dwelling unit mix, and other applicable controls and guidelines. Thus, the proposed residential density is permitted within the Divisadero Street NCT District.

The proposed project requires a Conditional Use Authorization from the Planning Commission, and authorization from the Zoning Administrator for a rear yard modification:

- *Conditional Use Authorization:* Pursuant to *Planning Code* Section 746, in the Divisadero Street NCT District the principally permitted lot area for new construction or expansion of existing development is 9,999 sf; lots 10,000 sf or greater are conditionally permitted. As the project site is approximately 12,500 sf, a Conditional Use Authorization is required for the proposed project.

- *Rear Yard Modification:* Pursuant to *Planning Code* Sections 130(b) and 134(a)(1) the proposed project must provide a rear yard that is equal to 25 percent of the lot depth and extends the full width of the lot. The proposed project would provide a rear yard that does not extend the full width of the lot. *Planning Code* Section 134(e) permits a modification of the rear yard requirement in NC Districts, including the Divisadero Street NCT, subject to applicable criteria and the Zoning Administrator's approval. Therefore, the proposed project would

require authorization from the Zoning Administrator for a rear yard modification as prescribed in *Planning Code* Section 134(e).

The proposed lot size and rear yard are provisionally permitted within the Divisadero Street NCT District. As such the proposed project would not conflict with *Planning Code* requirements. In light of the above, the proposed project would not conflict with General Plan objectives or policies, and would meet applicable controls for the area. Therefore, the proposed project would be consistent with General Plan designations and policies and applicable zoning designations.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The project site is an approximately .29-acre (12,500 sf) lot located within a densely developed area of San Francisco. The lots directly adjacent to the project site are fully developed and serve residential and commercial uses. Multi-story apartment buildings, retail stores, restaurants, The Independent music venue, and Hayes Convalescent Hospital are located within the immediate vicinity of the project site. Therefore, the proposed project would be appropriately characterized as in-fill development of fewer than five acres, surrounded by urban uses.

c) *The project site has no habitat for endangered, rare or threatened species.*

The project site was formerly occupied by Alouis Auto Radiator and Air Conditioning, Inc., an auto body repair facility, and is currently occupied by a seismic retrofitting company. The project site is located within a developed urban area, and features minimal street-front landscaping. The project site does not contain any known rare or endangered plant or animal species, or habitat for such species. Therefore, the project site has no value as a habitat for endangered, rare, or threatened species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Transportation

On March 3, 2016, in anticipation of the future certification of revised CEQA Guidelines pursuant to Senate Bill 743, the San Francisco Planning Commission adopted State Office of Planning and Research's recommendation in the Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA[1] to use the Vehicle Miles Traveled (VMT) metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution 19579). (Note: the VMT metric does not apply to the analysis of impacts on non-automobile modes of travel such as riding transit, walking, and bicycling.) Accordingly, this categorical exemption does not contain a separate discussion of automobile delay (i.e., traffic) impacts. The topic of automobile delay, nonetheless, may be considered by decision-makers,

[1] California Office of Planning and Research, *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*, January 2016. Available at https://www.opr.ca.gov/s_sb743.php, accessed March 8, 2016.

independent of the environmental review process, as part of their decision to approve, modify, or disapprove the proposed project. Instead, a VMT analysis is provided within.

Many factors affect travel behavior. These factors include density, diversity of land uses, design of the transportation network, access to regional destinations, distance to high-quality transit, development scale, demographics, and transportation demand management. Typically, low-density development at great distance from other land uses, located in areas with poor access to non-private vehicular modes of travel, generate more automobile travel compared to development located in urban areas, where a higher density, mix of land uses, and travel options other than private vehicles are available.

Given these travel behavior factors, San Francisco has a lower VMT ratio than the nine-county San Francisco Bay Area region. In addition, some areas of the City, expressed geographically through transportation analysis zones (TAZs), have lower VMT ratios than other areas of the City. The Planning Department has prepared a Geographic Information System database (the Transportation Information Map) with current and projected 2040 per capita VMT figures for all TAZs in the City, in addition to regional daily average figures.[2]

The State Office of Planning and Research's (OPR) Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA[3] ("proposed transportation impact guidelines") recommend screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets one of the three screening criteria provided (Map-Based Screening, Small Projects, or Proximity to Transit Stations), then it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required. Map-Based Screening is used to determine if a project site is located within a TAZ in the City that exhibits low levels of VMT; Small Projects are projects that would generate fewer than 100 vehicle trips per day; and the Proximity to Transit Stations criterion includes projects that are within a half mile of an existing major transit stop, have a floor area ratio (FAR) of greater than or equal to 0.75, vehicle parking that is less than or equal to that required or allowed by the Planning Code without conditional use authorization, and are consistent with the applicable Sustainable Communities Strategy.

The proposed project at 650 Divisadero Street would include construction of an approximately 57,342-gsf mixed-use development with approximately 66 residential units above approximately 3,528-sf of ground-floor retail. For residential projects, a project would generate substantial additional VMT if it exceeds the regional household VMT per capita minus 15 percent.[4] For retail projects, the Planning Department uses a VMT efficiency metric approach: a project would generate substantial additional VMT if it exceeds the regional VMT per retail employee minus

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[2] San Francisco Planning Department Transportation Information Map, accessed March 9, 2016. Available online at http://sftransportationmap.org.

[3] This document is available online at: https://www.opr.ca.gov/s_sb743.php.

[4] OPR's proposed transportation impact guidelines states a project would cause substantial additional VMT if it exceeds both the existing City household VMT per capita minus 15 percent and existing regional household VMT per capita minus 15 percent. In San Francisco, the City's average VMT per capita is lower (8.4) than the regional average (17.2). Therefore, the City average is irrelevant for the purposes of the analysis.

15 percent. This approach is consistent with CEQA Section 21099 and the thresholds of significance for other land uses recommended in OPR's proposed transportation impact guidelines. For mixed-use projects, each proposed land use is evaluated independently, per the significance criteria described above.

Vehicle Miles Traveled Analysis – Residential
Existing average daily household VMT per capita is 5.1 for the transportation analysis zone the project site is located in (TAZ 610). The existing regional average daily household VMT is 17.2. Fifteen percent below the regional average daily household VMT is 14.6. As the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the proposed project's residential uses would not result in substantial additional VMT . Furthermore, the project site meets the Proximity to Transit Stations screening criterion, which also indicates that the proposed project's residential uses would not cause substantial additional VMT.[5]

San Francisco 2040 cumulative conditions were projected using the San Francisco Chained Activity Modeling Process (SF-CHAMP), using the same methodology as outlined for existing conditions, but includes residential and job growth estimates and reasonably foreseeable transportation investments through 2040. Projected 2040 average daily household VMT per capita is 4.7 for the transportation analysis zone the project site is located in. Projected 2040 regional average daily household VMT is 16.1. Fifteen percent below the projected 2040 regional average daily household VMT is 13.7. Given the project site is located in an area where VMT is greater than 15 percent below the projected 2040 regional average, the proposed project's residential uses would not result in substantial additional VMT.

Vehicle Miles Traveled Analysis – Retail
According to the Transportation Information Map, the existing average daily retail employee VMT per capita is 8.0 for the transportation analysis zone the project site is located in (TAZ 610). The existing regional average daily retail employee VMT is 14.9. Fifteen percent below the regional average daily retail employee VMT is 12.6. As the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the proposed project's retail uses would not result in substantial additional VMT Furthermore, the project site meets the Proximity to Transit Stations screening criterion, which also indicates that the proposed project's retail uses would not cause substantial additional VMT.[6]

Projected 2040 average daily retail employee VMT per capita is 8.0 for the transportation analysis zone the project site is located in. The projected 2040 regional average daily retail employee VMT is 14.6. Fifteen percent below the projected 2040 regional average daily retail employee VMT is 12.4. Given that the project site is located in an area where VMT is greater

[5] San Francisco Planning Department, *Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 650 Divisadero Street*, March 9, 2016. This document (and all other documents cited in this report, unless otherwise noted), is available for review at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case No. 2013.1037E.

[6] Ibid.

than 15 percent below the projected 2040 regional average, the proposed project's retail uses would not result in substantial additional VMT.

Induced Automobile Travel Analysis
A project would have a significant effect on the environment if it would substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (i.e., by adding new mixed-flow lanes) or by adding new roadways to the network. OPR's proposed transportation impact guidelines includes a list of transportation project types that would not likely lead to a substantial or measureable increase in VMT. If a project fits within the general types of projects (including combinations of types), then it is presumed that VMT impacts would be less than significant and a detailed VMT analysis is not required.

The proposed project is not a transportation project. However, the proposed project would include features that would alter the transportation network. The approximately 12-foot-long curb cut on Divisadero Street and approximately 12-foot-long curb cut on Grove Street would be restored, and a new approximately 10-foot-long curb cut is proposed for Grove Street. In addition, the project proposed would install nine Class II bicycle parking spaces on Divisadero Street. These features fit within the general types of projects that would not substantially induce automobile travel.

In light of the above, the proposed project would not result in significant transportation impacts individually or under cumulative conditions.

Noise
Ambient noise levels in the vicinity of the project site are typical of neighborhoods in San Francisco, which are dominated by vehicular traffic, including Muni vehicles, trucks, cars, emergency vehicles, and land use activities, such as commercial businesses. An approximate doubling in traffic volumes in the area would be necessary to produce an increase in ambient noise levels. The proposed project is estimated to add 331 daily vehicle trips. As described above, the proposed project would not double traffic volumes.[7] Therefore, the proposed project would not result in significant noise impacts from traffic.

Construction Noise
Construction would occur during the working hours of 7:00 a.m. to 4:00 p.m. Monday through Saturday. The main sources of construction noise from this project would be from construction equipment and noise generated by the demolition process, including the breakdown of materials on site and earthmoving processes. Noise would also be generated from mobile equipment moving about the site. The daily variations in noise beyond the site would diminish as the building envelope is closed up and the perimeter walls complete.

Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of day and would be temporary and intermittent in nature. Construction noise is regulated by the San Francisco Noise Ordinance

[7] San Francisco Municipal Transportation Authority, *SFMTA Traffic Count Data 1993-2013*, March 25, 2014.

(Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Therefore, the proposed project would not result in significant construction noise impacts.

Operational Noise

The proposed project includes the addition of new residences, commercial activities, and the construction of private open spaces (as applicable), which would generate some additional noise that may be considered an annoyance by occupants of nearby properties. Section 2909 of the San Francisco Noise Ordinance regulates residential and commercial property noise limits. Residential noise is limited to no more than 5 dBA above the ambient noise level. Commercial noise is limited to no more than 8 dBA above the local ambient noise level at any point outside of the property plane. The Department of Public Health may investigate and take enforcement action on any noise complaints received from the proposed project. Therefore, the proposed project would not result in significant operational noise impacts.

Based on mandatory compliance with all applicable state and municipal codes and the limited duration of construction activities, the proposed project would not result in a significant impact with respect to noise.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO2), sulfur dioxide (SO2) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. To assist lead agencies, the Bay Area Air Quality Management District (BAAQMD), in their CEQA Air Quality Guidelines (May 2011), developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. The proposed project would not exceed the criteria air pollutant screening levels for construction and operation of a mixed-use residential development with ground floor retail. The proposed project would provide approximately 66 residential units and 3,528 gsf of retail space. The screening criterial level for an "apartment, mid-rise (three to ten floors) is 494 dwelling units for operation and 240 dwelling units for construction. The screening criterial level for a "fast food restaurant without a drive through" is 8,000 sf for operations and 277,000 sf for construction.[8] The

[8] The project sponsor anticipates the proposed retail spaces would be used as a neighborhood grocery, pet store, or café. A "fast food restaurant without drive through" would operate at similar hours as the proposed retail uses and this land use category is one

proposed project meets the screening criteria, and therefore neither the construction nor operation of the project would result in significant criteria air pollutant impacts.[9]

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," were identified based on health-protective criteria. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. The project site is not located within an Air Pollutant Exposure Zone. Nor would the proposed project include the operation of stationary sources of air pollution. Furthermore, the proposed project's net increase of 331 daily vehicle trips[10] would be a minor, low-impact source that BAAQMD considers not to pose a significant health impact even in combination with other sources.[11] Therefore, the operation of the proposed project would not result in a significant impact with respect to exposure of sensitive receptors to substantial levels of air pollution.

Though the proposed project would require construction activities for the approximate 12-month construction phase, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. In addition, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,[12] which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would not include the operation of stationary sources of air pollution.

The proposed project is also subject to the Construction Dust Control Ordinance (Article 22B of the San Francisco *Health Code*). The intent of the Construction Dust Control Ordinance is to reduce the quantity of fugitive dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities. DBI will not issue a building permit without written notification from the Director of Public Health that the applicant has a site-specific Dust Control Plan, unless the Director waives

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of the most restrictive uses for a small retail space, providing for a conservative analysis of the proposed project's retail uses impacts on criteria air pollutants.

[9] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

[10] San Francisco Planning Department, *Transportation Calculations, 650 Divisadero Street, December 20, 2016.*

[11] Bay Area Air Quality Management District, *Recommended Methods for Screening and Modeling Local Risks and Hazards*, May 2012. Page 11.

[12] California Code of Regulations, Title 13, Division 3, § 2485.

the requirement. The regulations and procedures set forth by the San Francisco Dust Control Ordinance would ensure that project-specific construction dust impacts would not be significant.

In light of the above, the proposed project would not result in significant air quality impacts.

Water Quality

The project site is currently developed with a former auto body garage and covered with impervious surfaces. The proposed project would increase permeable surface area through the introduction of a rear yard with flow-through planters, landscaped roof deck, and 11 new street trees. Wastewater and storm water discharge not captured by these features would flow into the City's combined sewer system and be treated to the standards of the City's National Pollutant Discharge Elimination System Permit prior to discharge to a receiving water body.

In addition, Article 4.2 of the San Francisco *Public Works Code* requires any project that involves ground disturbance of 5,000 square feet or greater to implement enhanced measures for the management of construction site runoff (Construction Site Runoff Ordinance, Section 146 of Article 4.2) and stormwater management (Stormwater Management Ordinance, Section 147 of Article 4.2). The proposed project would meet this threshold and is therefore subject to the City's Construction Site Runoff Ordinance and Stormwater Management Ordinance.

Projects subject to the Construction Site Runoff Ordinance are required to obtain a Construction Site Runoff Control Permit. In order to receive this permit, the project sponsor must prepare an Erosion and Sediment Control Plan (ESCP) demonstrating how the project will adhere to the best management practices provided in the San Francisco Public Utilities Commission's (SFPUC) *Construction Best Management Practices Handbook*. Compliance with the Construction Site Runoff Ordinance would prevent construction-related runoff, materials, wastes, spills, or residues from entering the storm drain system or receiving waterbodies. Pursuant to the Stormwater Management Ordinance, the project sponsor is also required to prepare a Stormwater Control Plan demonstrating how the project will adhere to the performance measures outlined in the SFPUC's *Stormwater Design Guidelines* (the Guidelines) including reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. Compliance with the Stormwater Management Ordinance requires the project to maintain or reduce the existing volume and rate of stormwater runoff at the subject property by retaining runoff onsite, promoting stormwater reuse, and limiting site discharge entering the combined sewer system.

SFPUC's Wastewater Enterprise, Urban Watershed Management Program is responsible for review and approval of the Construction Site Runoff Control Permit and Stormwater Control Plan. Without issuance of a Construction Site Runoff Control Permit and approval of a Stormwater Control Plan, no site or building permits can be issued. Compliance with the Construction Site Runoff Ordinance and Stormwater Management Ordinance would ensure that the proposed project would not substantially alter existing groundwater quality or surface flow conditions and would not result in significant water quality impacts.

Therefore, the proposed project would not substantially alter existing groundwater quality or surface flow conditions and would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and utilities are currently available, and the proposed building would be able to connect to the City's water, wastewater, and electricity services. While the proposed project would potentially increase demand on public services and utilities, that demand is not anticipated to exceed the capacity provided for this area. Therefore, the proposed project would be adequately served by all required utilities and public services.

DISCUSSION OF OTHER ENVIRONMENTAL ISSUES

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project. Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, there is no possibility of a significant effect on the environment due to unusual circumstances. In addition, the proposed project would not have a significant effect on the environment due to unusual circumstances for other environmental topics, including those discussed below.

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For the reasons discussed below under "Historical Resources," there is no possibility that the proposed project would have a significant effect on a historic resource.

Historical Resources. Under CEQA Section 21084.1, a property may be considered a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources" (CRHR). The project site is developed with a one-story-plus-mezzanine auto body garage. The existing building, which was constructed in 1922, is designed in the Mediterranean Revival style and is located within one block of the Alamo Square Landmark District. The existing building has not been listed in any prior surveys, nor listed in any local, state, or national registries. Based on the age of the property, the proposed project was subject to historical resources review. A qualified historic resources consultant was retained to prepare a Historic Resource Evaluation (HRE) of the property.[13] The Planning Department reviewed the HRE and provided a determination in a Historic Resource Evaluation Response (HRER).[14] The findings from the historic resource determination are summarized below.

The historic resource determination applied the criteria set forth by the CRHR to the analysis of the historical background of the property, its architecture, and the neighborhood in which it is located. The

[13] Garavaglia Architecture, Inc., *650 Divisadero Street: Historic Resource Evaluation Report – Final*, September 3, 2013.

[14] San Francisco Planning Department, *Historic Resource Evaluation Response, 650 Divisadero Street, San Francisco, CA*, March 10, 2014.

CRHR stipulates that a property may be considered a historic resource if the property is associated with a historically significant event (Criterion 1), person (Criterion 2), or architectural style (Criterion 3), or if there is potential to gather historically significant information from the site (Criterion 4). Properties must also possess historic integrity with respect to location, design, setting, workmanship, materials, aesthetics, and historic events or people associated with the subject property. The historic resource determination found that the building is not an early or influential example of a parking garage, and does not appear to be significant for its auto repair function. Therefore, it is not eligible for listing on the California register individually or as a contributor to a potential historic district under Criterion 1. As the property is not associated with a historically significant person, it is ineligible for inclusion, individually or as a contributor, under Criterion 2. The *Van Ness Auto Row Support Structure: A Survey of Automobile Related Buildings Along the Van Ness Avenue* (Van Ness Auto Row Survey) categorized auto-related facilities into different levels of significance, the most important group being automobile show rooms. The second most important group includes multiple-use auto facilities and public garages, such as the subject property. While the building was not surveyed in the Van Ness Auto Row Survey, based on the historical use and age of the building it is a moderately early example of the second most important group of auto-related facilities established by the study. In addition, the building was referenced in two prior publications, *The Architect & Engineer* and *The Early Public Garages of San Francisco*. Thus, the building appears to be a significant individual resource under Criterion 3. However, the historic resource determination found that the building does not appear to relate to a potential historic district as the building uses and architectural styles found in the site vicinity do not provide the substantial cohesiveness necessary to establish a potential historic district. As such, the building does not appear eligible for inclusion as a contributor to a potential historic district under Criterion 3. The historic resource determination found that the building is unlikely to provide information important to history or related to prehistory, making the building ineligible for inclusion on the CRHR under Criterion 4. To be a resource for purposes of CEQA, a property must not only be shown to be significant under the CRHR criteria, but must also have integrity. Due to alterations to the building's original features, including the vehicle entrance, windows, and circulation pattern, the historic resource determination concludes that the building lacks sufficient historical integrity. As the building does not retain historical integrity, it does not warrant a discussion of character defining features.

The historic resource determination concluded that the subject property is not eligible for listing in the CRHR or local listing as an individual or contributory historical resource. Therefore, the proposed project would not have a significant adverse impact upon historic resources.

Hazardous Materials. The proposed project would include the disturbance of greater than 50 cubic yards of soil on a property currently and historically associated with industrial uses. The project is therefore subject to Article 22A of the San Francisco *Health Code*, also known as the Maher Ordinance. The Maher Ordinance is administered and overseen by the Department of Public Health (DPH). To comply with the Maher Ordinance the project sponsor submitted a Maher Application to DPH[15] and retained the services of a consultant to conduct a Phase I Environmental Assessment (ESA).[16] Phase I ESAs are used to

[15] Divco Group, L.L.C., Property Owner. *Maher Program Application*, December 13, 2013.

[16] AEI Consultants, *Phase I Preliminary Environmental Site Assessment, 650 Divisadero Street, San Francisco, California, AEI Project No. 305002*, March 7, 2012.

determine the potential for site contamination and level of exposure risk associated with the project. The Phase I ESA for the subject property consisted of an examination of current conditions at the project site and properties within the immediate vicinity of the site, review of historical and present environmental activity on the site, review of pertinent government records and data, and analysis of all findings.

During site reconnaissance, the following was identified: (1) containers of hazardous substances and petroleum products; (2) electrical or mechanical equipment likely to contain contaminate fluids; (3) interior stains; (4) an oil/water separator; and (5) obsolete construction materials.[17] The report notes that hazardous materials and waste were stored appropriately and no drains or other subsurface conduits were observed near the materials. Overall, no evidence of environmental impairment due to the management of hazardous substances was found during site reconnaissance. Regarding fluid-containing electrical and mechanical equipment, one pole-mounted transformer, owned and operated by Pacific Gas and Electric (PG&E), was found on the project site. Due to the age of the transformer, it may contain polychlorinated biphenyls (PCBs). If any materials release were to occur, PG&E would be responsible for cleanup, in accordance with federal regulations. There was no evidence of leakage or staining from the four hydraulic, above-grade lifts located on the property. While minor surface staining was observed, the report found that it is not anticipated to constitute an environmental concern. The oil/water separator found on the property has likely been in use since 1985. Oil/water separators may act as a conduit for hazardous materials to reach to the subsurface. Given existing and historic uses on the site, the report found that, if the separator system was compromised, there is the potential for subsurface contamination. Due to the age of the structure asbestos-containing building materials may be present on the project site. The subject property once contained two 300-gallon underground storage tanks (UST) which were used to store gasoline for onsite use. The USTs were removed on March 14, 2002. Soil sampling and testing conducted as part of closure activities revealed no detectible presence of total petroleum hydrocarbons (TPHg), benzene, toluene, ethylbenzene, and xylene (BTEX), fuel oxygenates, or lead. No evidence of potential environmental concerns was found on adjacent properties.

The report concludes that the presence of the oil/water separator constitutes a Recognized Environmental Condition (REC)[18] on the subject property, and the former USTs constitute a Historical Recognized Environmental Condition (HREC).[19] Based on the presence of an REC, the report concludes that a Phase II ESA (i.e., subsurface investigation) should be undertaken for the subject property.

---

[17] Obsolete construction materials include building materials and electrical and lighting equipment typically used in the construction of structures prior to 1980. These materials may include asbestos, lead, and PCBs.

[18] A recognized environmental condition is one where the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water or the property.

[19] Historical Recognized Environmental Condition - the past release of any hazardous substances or petroleum products that has occurred in connection with the subject property that has been remediated and given regulatory closure with no restrictions on land use.

A Phase II ESA was subsequently conducted.[20] The subsurface investigation consisted of two exploratory borings, soil collection, and laboratory analysis of select samples. The soil samples did not reveal evidence of a substantial release of hazardous materials from the oil/water separator. Thus, the report concluded that further environmental investigation and analysis is not required. However, the report does recommend that the property owner seal any drain holes connected to the oil/water separator and that the device should be appropriately maintained as prescribed by state and federal laws. Pursuant to the Maher Ordinance, DPH will review the results of the Phase I and Phase II ESAs and determine if additional analysis is required. Should additional analysis reveal the presence of contaminated soil or groundwater, DPH would require the project sponsor to submit a Site Mitigation Plan and remediate any contamination in accordance with Article 22A of the Health Code. Thus, the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

As discussed in the Phase I ESA, the existing structure was constructed in 1922 and therefore may contain hazardous construction materials such as asbestos and lead. Pursuant to Section 19827.5 of the *California Health and Safety Code,* the project sponsor must demonstrate compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, such as asbestos, prior to issuance of a demolition or alteration permit. In addition, *Building Code* Section 3427 (Asbestos Information and Notice) requires the project sponsor to place a notice on the project site at least three days prior to commencement and for the duration of any asbestos-related work. Pursuant to California law, DBI would not issue the required permit until the applicant has complied with applicable noticing requirements. Section 3426 of the *Building Code* (Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures) regulates any work that could disturb or remove lead paint on a building constructed on or prior to December 31, 1978 and steel structures. Section 3426 requires specific notification and performance standards, and identifies prohibited work methods and penalties. Section 3426 contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance. These regulations and procedures, already established as a part of the permit review process, would ensure that the proposed project would not result in significant impacts with respect to asbestos and lead.

Geology and Soils. A geotechnical investigation was conducted on the site and the findings are summarized in this section.[21] The geotechnical investigation involved a subsurface investigation, examination of surface soils, site and vicinity reconnaissance, a review of pertinent geologic and geotechnical data and literature, laboratory testing of boring samples, and geotechnical analysis of all findings. One exploratory boring was drilled at the project site to a depth of approximately 23 feet below grade. The project site has a soil mantel consisting of medium dense sand with clay to a depth of approximately four feet, underlain with loose to medium dense sand to a depth of approximately 18 feet and very stiff sandy, lean clay to the maximum depth explored. Free ground water was encountered at approximately 18 feet below grade.

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[20] AEI Consultants, *Subsurface Investigation Report, 650 Divisadero Street, San Francisco, California, AEI Project No. 306558,* April 16, 2012.

[21] H. Allen Gruen, *Geotechnical Investigation, Planned Development at 650 Divisadero Street, San Francisco, California,* December 7, 2014.

Based on these findings, primary geotechnical concerns include founding the proposed structure in competent soils, supporting temporary slopes and adjacent properties, and seismic shaking. Per Planning Department records, the subject property is not located in a Seismic Hazard Zone,[22] nor is it located within an active Earthquake Fault Zone. In addition, as previously discussed, surface soils range from medium dense sand to very stiff sandy, lean clay. Therefore, the report concludes that the potential risk of surface ruptures, liquefaction, lateral spreading, and land sliding is low.

The geotechnical report concludes that the site is suitable for construction of the proposed building, provided their recommendations are incorporated into the design and implementation of the project.[23] The report recommends that: (1) the building foundation should be supported on a mat foundation; (2) any shoring or underpinning may be accomplished using drilled piers; (3) temporary slopes should be employed during site excavation. Additional specifications for site preparation and grading, foundation and slab-on-grade engineering and installation, retaining walls, and surface drainage are included in the report.

The proposed project would be required to conform to the City's *Building Code*, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. DBI would review background information, including geotechnical and structural engineering reports, to ensure that the security and stability of adjoining properties and the subject property is maintained during and following construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the *Building Code*. In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on March 4, 2015 to owners and occupants of properties within a 300 foot radius of the project site and other interested parties. The project sponsor revised the scope of the proposed project and submitted revised application materials on August 4, 2015. The Planning Department sent a second Notification of Project Receiving Environmental Review with an updated project description on November 25, 2016 to owners and occupants of properties within a 300 foot radius of the project site and other interested parties. The purpose of the second notice was to inform recipients of changes to the proposed project and provide an opportunity to share concerns pertaining to the potential environmental effects of the revised project proposal. Overall, concerns and issues raised by the public in response to both notices were taken into consideration and incorporated in this Certificate of Determination ("Certificate") as appropriate for CEQA analysis.

A concern was raised regarding how the potential physical environmental effects of the proposed project would be analyzed. This concern is addressed in the *Exemption Status* section of this Certificate. A concern was raised regarding the notification process for situations where a project's proposed scope of work has

[22] A Liquefaction Hazard Zone or Landslide Hazard Zone.

[23] H. Allen Gruen, *Geotechnical Consultation, Proposed Development at 650 Divisadero Street, San Francisco, California,* November 12, 2015.

changed since the Notification of Project Receiving Environmental Review was mailed. This concern is addressed in the preceding paragraph. An additional concern was raised regarding the analysis of potential displacement within the environmental review process. The proposed mixed-use development would replace an existing auto repair use. Since there are no residential units on the project site the proposed project would not displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere. Thus, the proposed project would not result in a significant adverse impact with regards to displacement. Commenters also requested information about the proposed project. This information was provided during the environmental review process.

Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposed project, in the independent judgment of the Planning Department, there is no substantial evidence of unusual circumstances surrounding the proposed project or that the project would have a significant effect on the environment.

CONCLUSION

The proposed project satisfies the criteria for an exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.

Exhibit D:

Land Use Data

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Land Use Information

PROJECT ADDRESS: 650 DIVISADERO ST
RECORD NO.: 2013.1037C

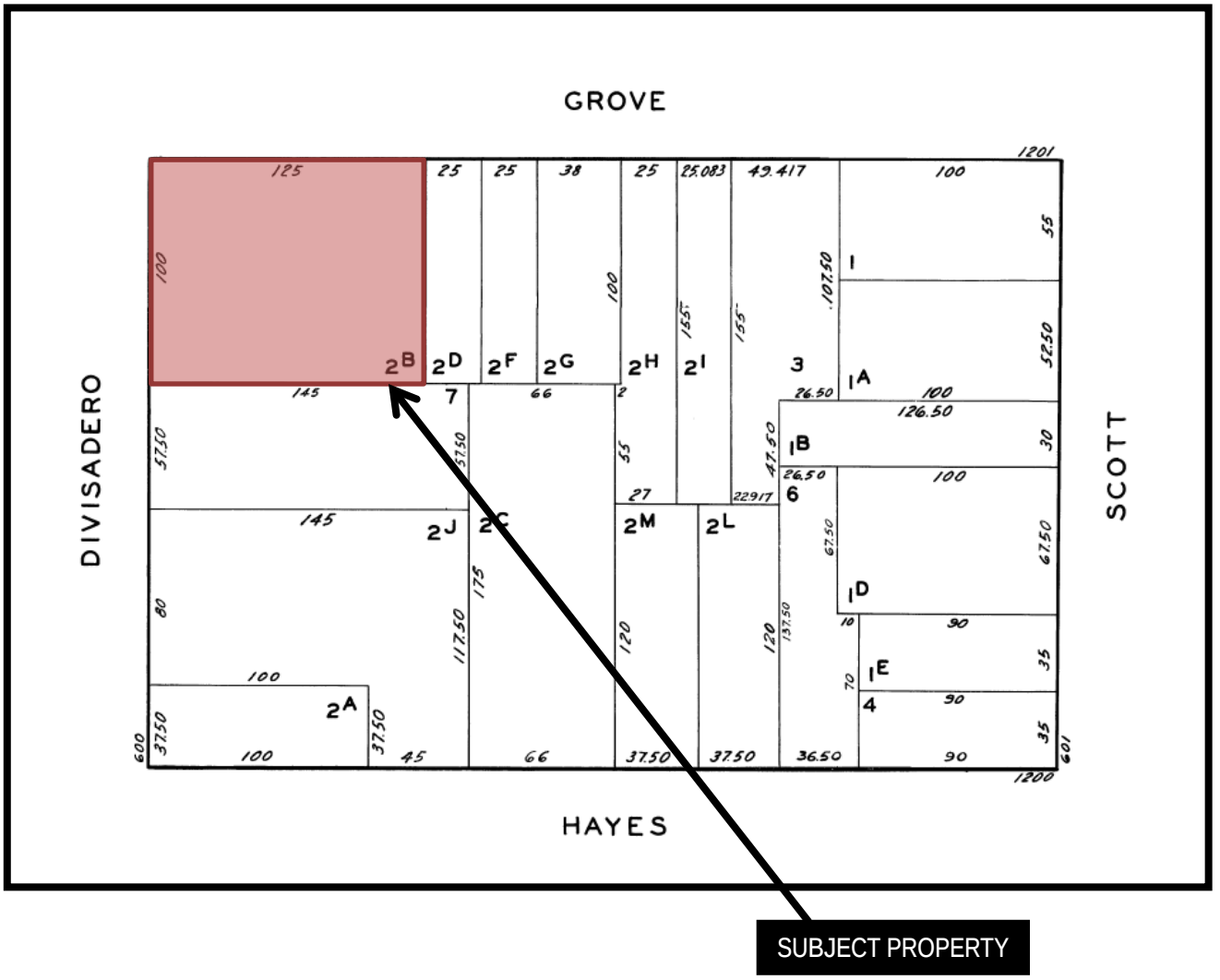
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	-	5,011	5,011
Residential GSF	-	48,803	48,803
Retail/Commercial GSF	-	3,528	3,528
Visitor GSF	-	-	-
Usable Open Space	-	8,403	8,403
Other ( )	-		
TOTAL GSF	-	65,745	65,745
	EXISTING	NET NEW	**TOTALS**
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	-	9	9
Dwelling Units - Market Rate	-	57	57
Dwelling Units - Total	0	66	66
Number of Stories	2	6	6
Parking Spaces	0	26	26
Loading Spaces	0	0	0
Bicycle Spaces	0	75	75
Car Share Spaces	0	1	1
Other ( )			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	12	12
One Bedroom Units	0	9	9
Two Bedroom Units	0	31	31
Three Bedroom (or +) Units	0	14	14

Exhibit E:

Maps and Context Photos

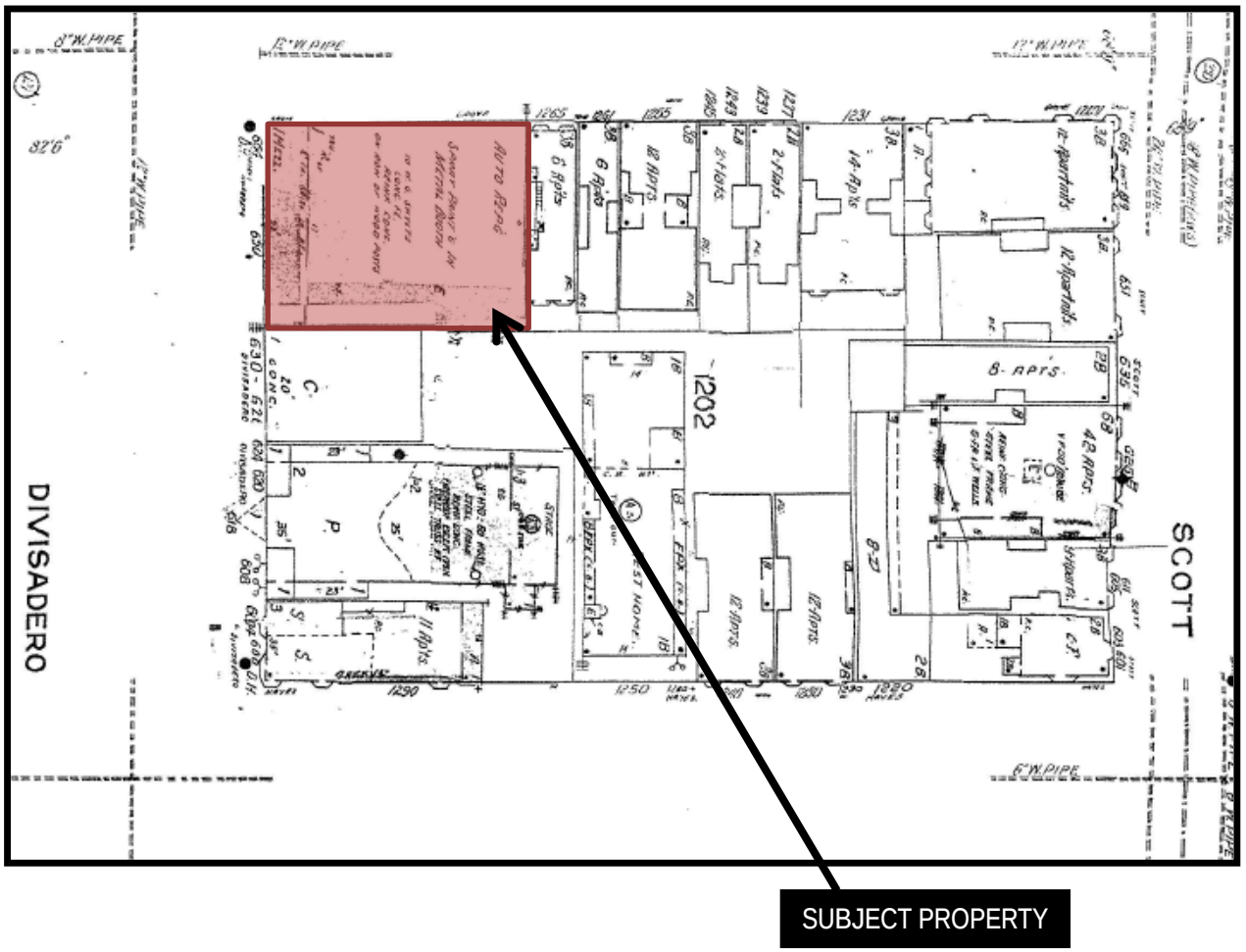
Block Book Map



SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Hearing
Case Number 2013.1037C
650 Divisadero Street
Block 1202 Lot 002B

Sanborn Map*

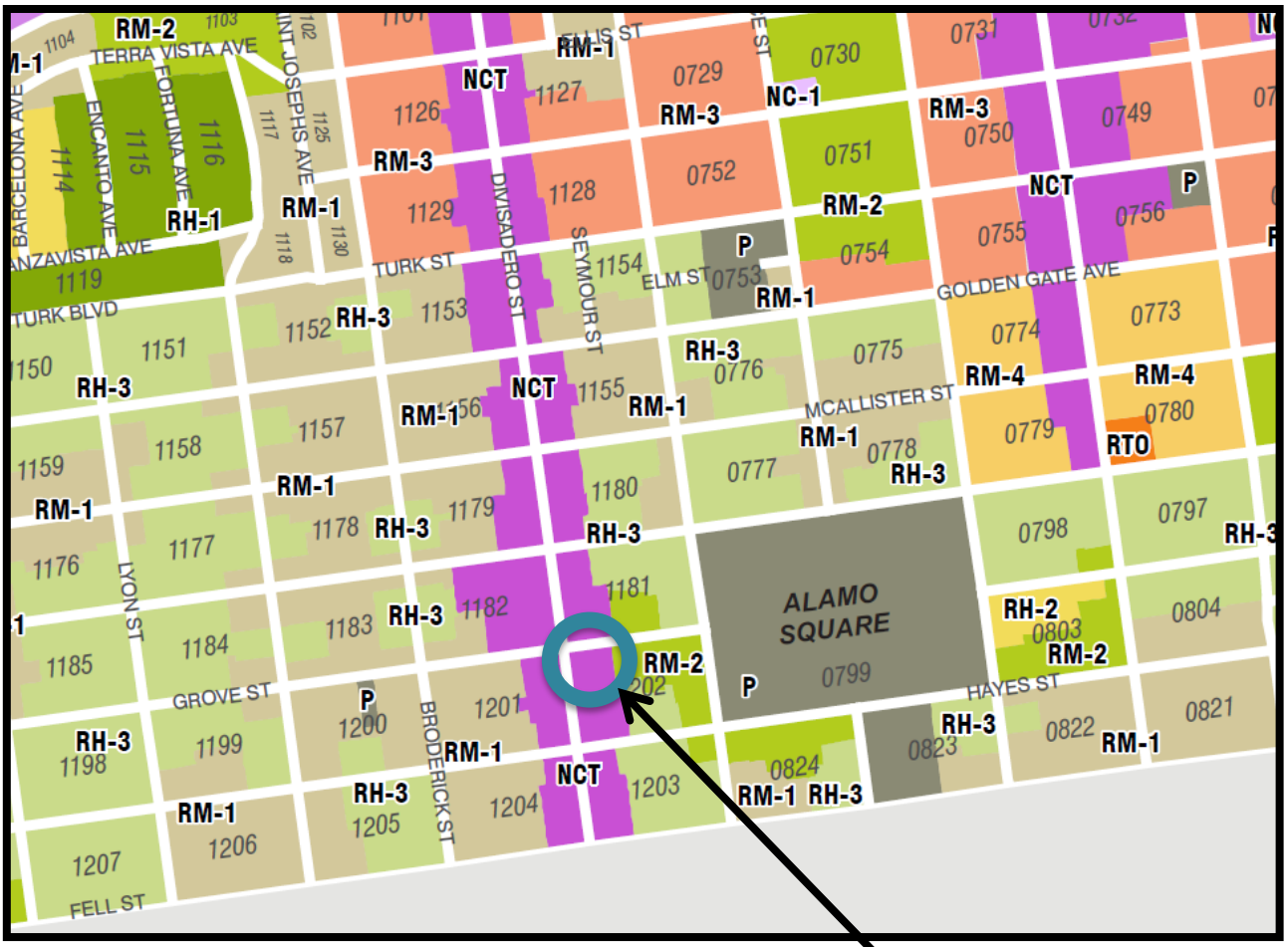


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Hearing
Case Number 2013.1037C
650 Divisadero Street
Block 1202 Lot 002B

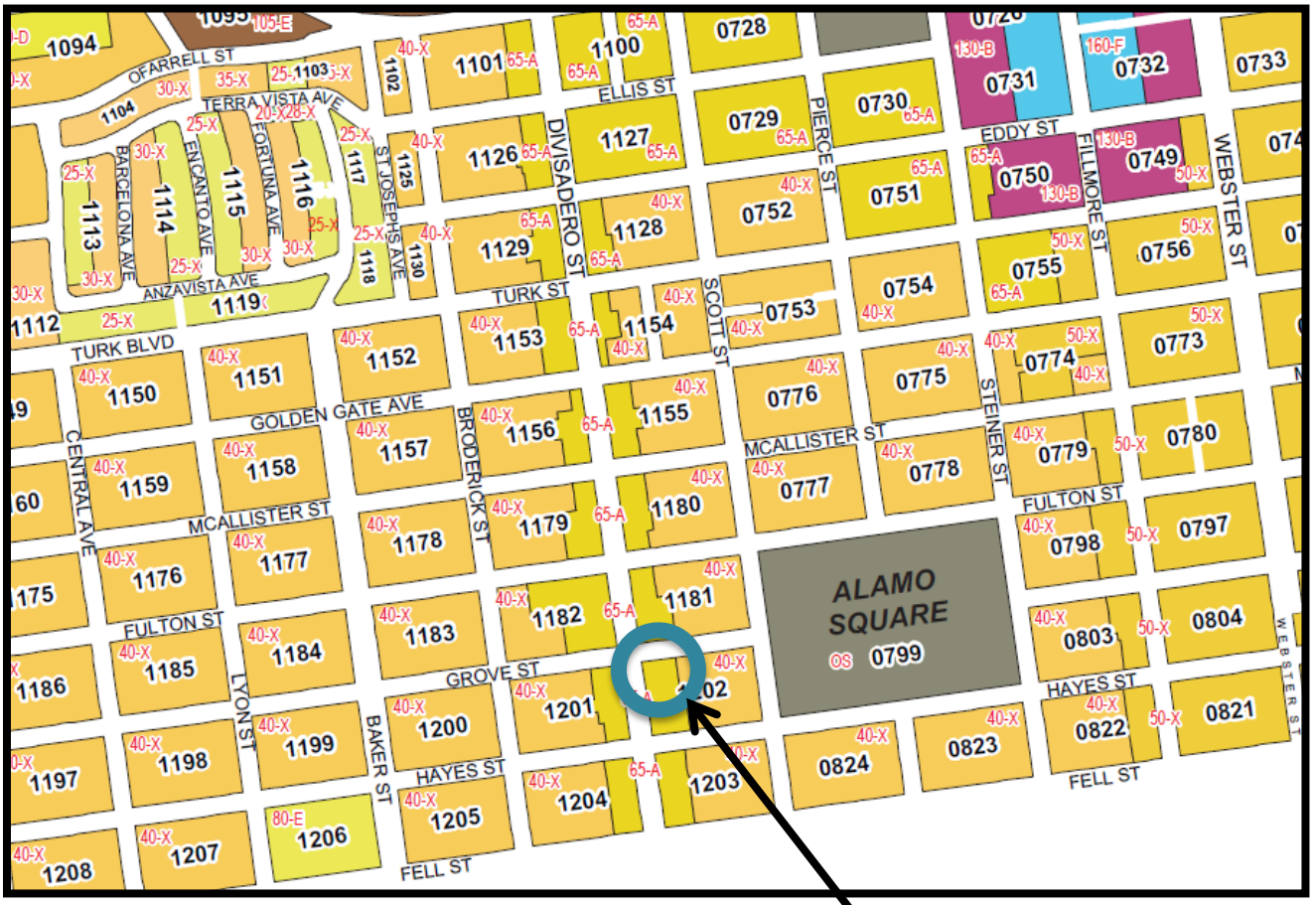
Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Hearing
Case Number 2013.1037C
650 Divisadero Street
Block 1202 Lot 002B

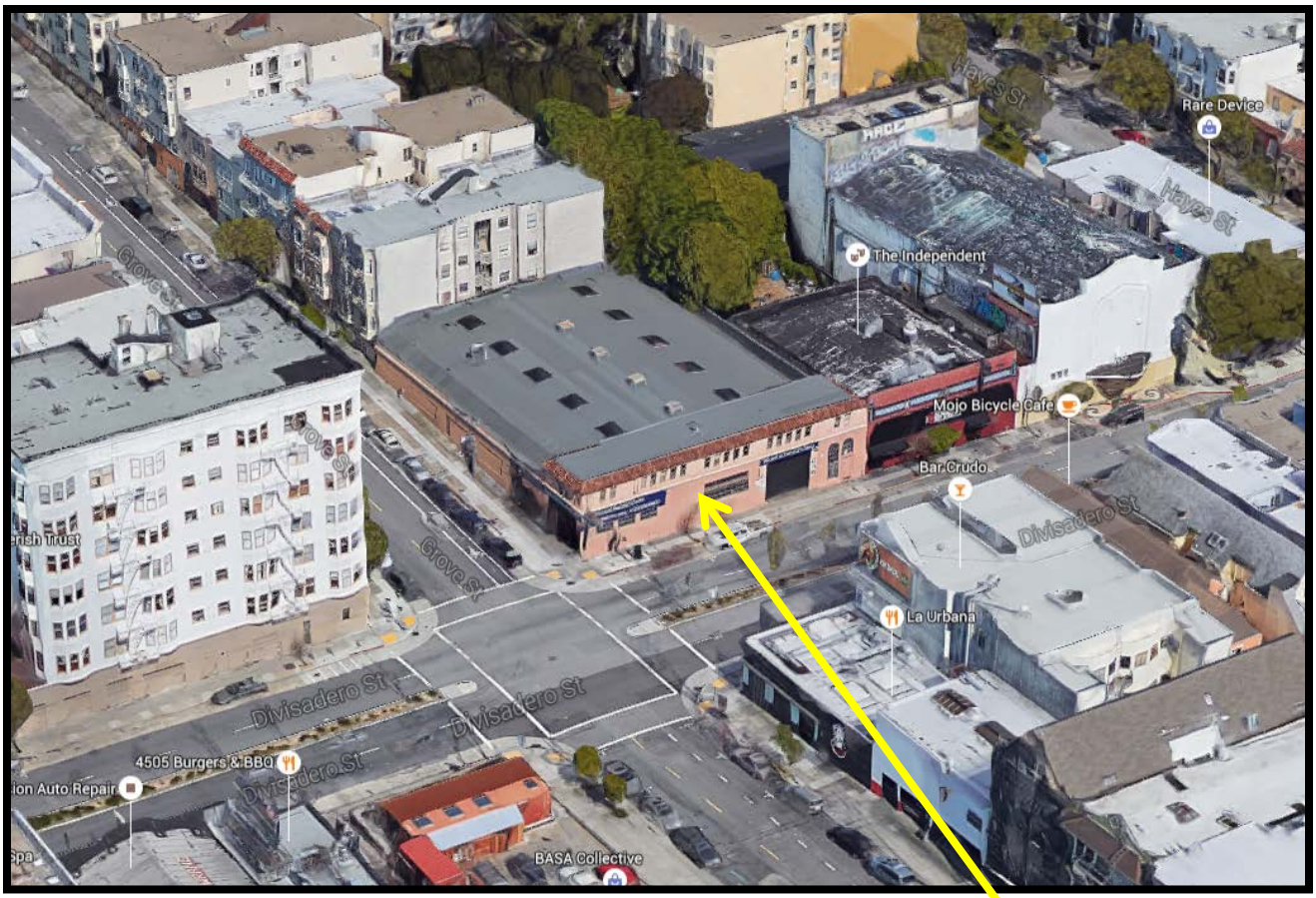
Height & Bulk Map



SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Hearing
Case Number 2013.1037C
650 Divisadero Street
Block 1202 Lot 002B

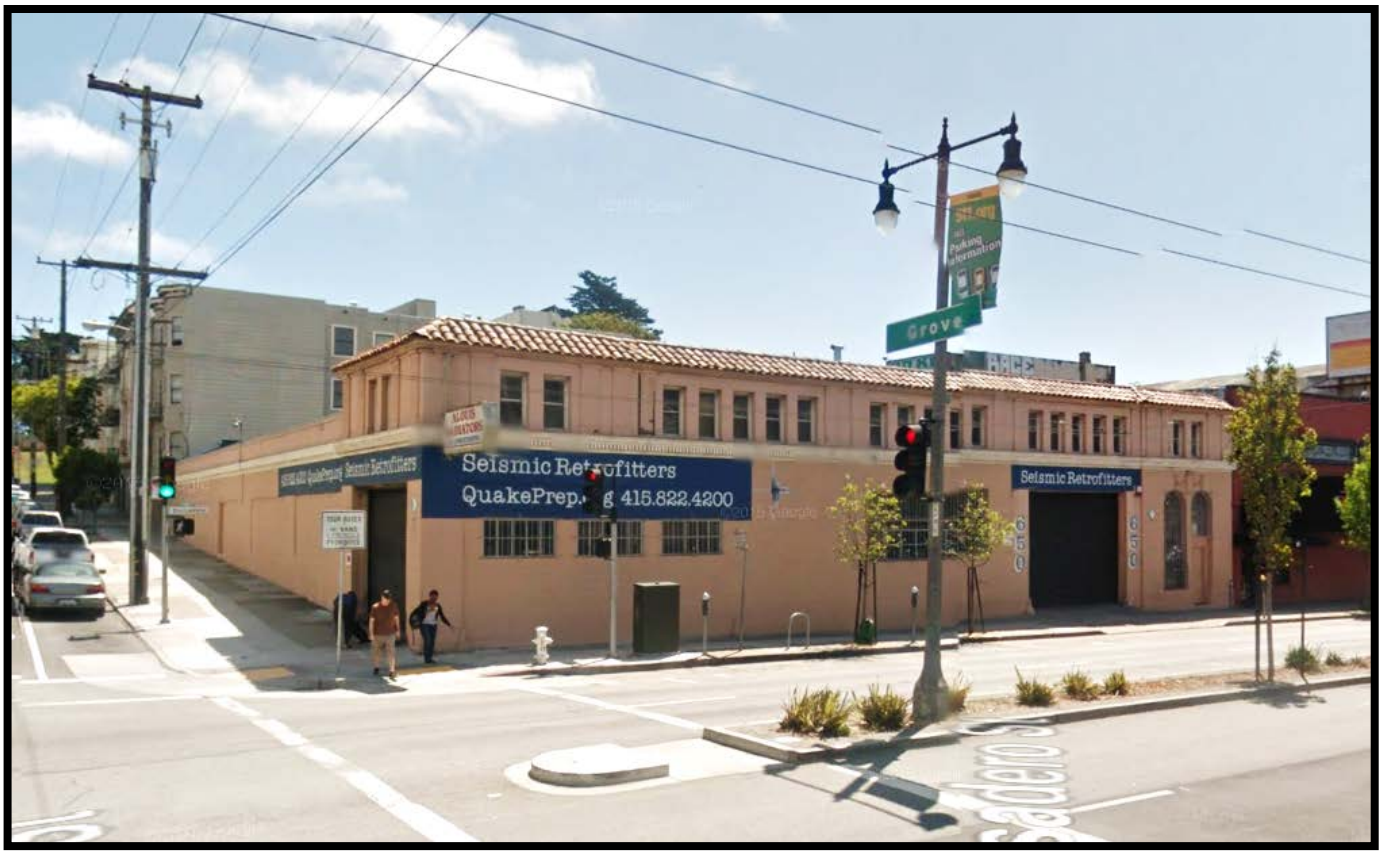
Aerial Photo



SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Hearing
Case Number 2013.1037C
650 Divisadero Street
Block 1202 Lot 002B

Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Hearing
Case Number 2013.1037C
650 Divisadero Street
Block 1202 Lot 002B

Exhibit F:

Public Correspondence

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to support the project located at 650 Divisadero. The project would provide much needed rental housing and complete the transformation of this block.

The 650 Divisadero Project should be approved for several reasons:

- This project will provide affordable rental units for low and middle income residents in the Western Addition which are in short supply.
- The San Francisco based developer has a proven record of successful projects and is voluntarily offering to increase the number of on-site affordable units.
- The Project will provide retail space to complete this important block of Divisadero Street and bring more employment to the neighborhood.

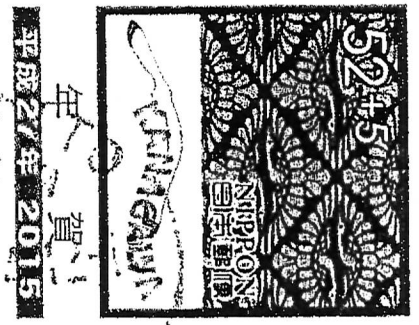
Sincerely,

Michael Klestoff

1812 Noriega Street, San Francisco, CA. 94122

klestoffmre@aol.com (415) 699-3266

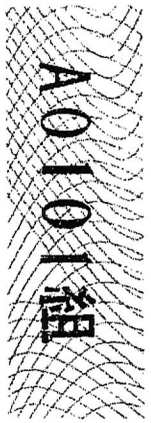
FROM: POST CARD
SABURO TAKAHASHI
STERA GARDEN
17-8-1 MINAMI-IKUTA
No. 908, TAMA WARD,
KAWASAKI CITY,
KANAGAWA PREFECTURE 214-0036
JAPAN

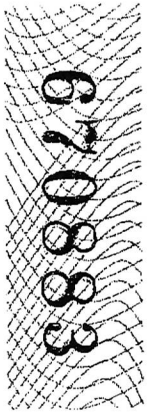


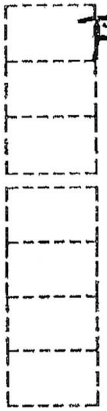
TO: RICRARD and Nicky
WEBSTER TOWER & TERRACE
(OWNER OF THE PROPERTY)
1489 WEBSTER STREET
SAN FRANCISCO, CA
94115, U.S.A.

AIR MAIL

郵便はがき

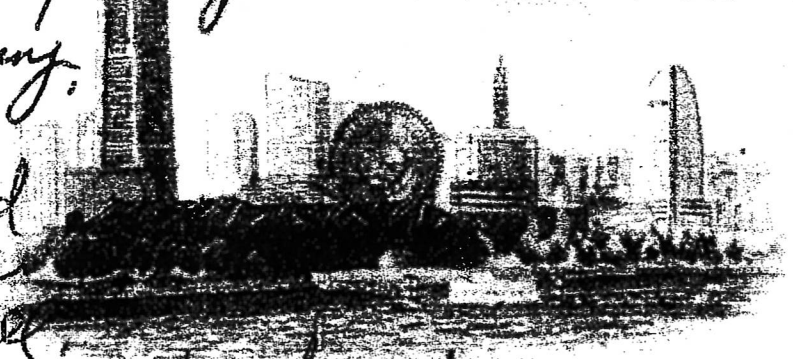






定価57円（郵便料金52円　郵便金5円）
このはがきは一部古紙を使用しているため、黒点等が見える場合があります。
抽せん日1月18日／お年玉のお渡し期間1月19日～7月21日／くじ番号を切り取らずに郵便局へお持ちください。

Dear Richard and Nicky,
I wish both of you a very Happy New Year!!!
I had extremely appreciated your renting me such a wonderful apartment for 24 years.
I also thanks you very much for your presening me a nice dinner at a restaurant on the North Beach.
It was just before my departure from San Francisco a year ago.
I recall happy days spent in your property with your staff and both of you. Now, I have settled in a cozy condominium here, while my daughter still lives on Quintara Street of the city. I just enjoyed dancing at a Christmas party at IKUTA Dance Sports Academy.
I wish every possible good luck in your business as well as in your living in the city.
Saburo Takahashi



神奈川県「赤レンガとみなとみらい」熊川 いづみ　画

January 10, 2017

President Rodney Fong and Members of the Planning Commission
San Francisco Dept. of City Planning
1650 Mission Street, Suite 400
San Francisco, Ca. 94103

Email: tina.chang@sfgov.org

To: The Planning Commission

Approximately 20 years ago our family was looking to open a small independent "mom and pop" business in San Francisco, we had heard that San Francisco was favorable to such establishments and we were looking for a landlord who would feel the same way and boy did we hit the jackpot. WCP II has supported at every turn and we have thrived and during difficulties they have been understanding.

We support their new ventures at 650 Divisadero Street, San Francisco and ask that you support them as well.

Sincerely,

Mr. Tom Bennett
1470 Fillmore Street
San Francisco, CA 94115

San Francisco July 20, 2016

Letter of Support for 650 Divisadero St. SF.

To President Rodney Fong and members of the Planning Commission

My name is Pirkko Stensson and I have lived in 1489 Webster Street, SF, CA 94115 almost 15 years. First in apt. 1203 then after my died 2004 in apt, 504. My experience and also my husbands, living in Webster Tower and Terrace has been very positive. We experienced consideration, concern and warmth of our landlord Richard Szeto and his management team with no exeption. They have been reasonable and friendly always.

I wish my landlord Richard Szeto the best and success in all his future undertakings from the bottom of my heart.

Regards Pirkko Stensson
1489 Webster Str. #504
SF, CA 94115

Pirkko Stensson

July 21, 2016

President Rodney Fong and Members of the Planning Commission
San Francisco Dept. of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

To Whom It May Concern:

I am writing this letter on behalf of the proposed development located at 650 Divisadero Street. San Francisco. These same developers developed and manage the building wherein I reside. I have been a resident there. I lived there at least 11 years plus years and these landlords have been outstanding in their management and maintenance of our residences. I have always been grateful for the peaceful and harmonious environment they have created in the building here at 1489 Webster and I look forward to residing here into the future.

Based on my experience here I support wholeheartedly and would hope that you would give them fair consideration in their new venture at 650 Divisadero Street.

Sincerely,

Rikio Ito
1489 Webster Street, Apt. 317
San Francisco, CA 94115

July 20, 2016

President Rodney Fong and Members of the Planning Commission
San Francisco Dept. of City Planning
1650 Mission Street, Suite 400
San Francisco, Ca. 94103

To Whom It May Concern:

My mother and myself have been living in Webster Tower & Terrace, 1489 Webster Street, San Francisco since 2001. The service provided is courtesy, secured and excellent. On top of it, the management has always been fair to our rents. My mother lived in Webster Tower until the good God called her back at age of 92. I am still living in Webster Tower. I am whole hearty supported the same developer for the project at 650 Divisadero Street, San Francisco for fair and concern for our living condition.

Sincerely yours,

Julius Lacey
1489 Webster Street, #707
San Francisco, CA 94115

ECONOMIC OPPORTUNITY COUNCIL OF SAN FRANCISCO
1426 Fillmore Street, Suite 301 • San Francisco, California 94115
Main Number: (415) 749-5600 • Fax Number: (415) 749-3956

January 25, 2017

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

To Whom It May Concern:

My name is Alan L. Glenn and I am the current Executive Director of the Economic Opportunity Council of San Francisco ("EOCSF" or "EOC"). The EOCSF is a non-profit organization headquartered in the Fillmore that has been a staple of San Francisco since 1964. The Agency's Mission "is to address the problem of poverty in San Francisco by focusing resources toward eliminating the causes, conditions and impacts of poverty." In that regard, EOCSF addresses the needs of the at-risk and most vulnerable residents of our communities, the poor and disenfranchised.

I am writing this letter on behalf of Richard Szeto, who I understand has submitted a request to develop a housing property project at the intersection of Divisadero Avenue and Grove Street. The EOC has been a tenant in a building owned and managed by Mr. Szeto since 2005. As an organization, we have found Mr. Szeto to be a kind, caring and responsive landlord. He has supported us as an entity, been extremely fair concerning our rent and been generous to the Agency and our cause. I support his efforts to secure and develop this project and other properties in the City. I believe he will be a positive addition to the landscape of that community and its residents.

If you have any questions regarding my letter of support, please don't hesitate to contact me via any of the means listed below.

Kindly,

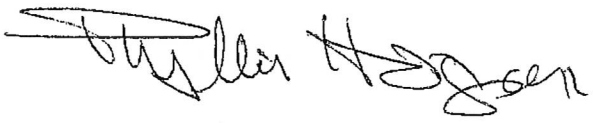
Alan Glenn

Alan L. Glenn, Executive Director
Economic Opportunity Council of San Francisco
1426 Fillmore Street, Suite 301
San Francisco, CA 94115
415/749-3978 (W)
415/749-3956 (F)
a.glenn@eocsf.org

1/17/2017

To whom it may concern:

I have lived in the Western Addition Community for over twenty years and I am writing in support of the developers of the Divco project at 650 Divisadero Street. I know that these people are strong community advocates and have lent strong financial support to every worthy cause in this community. Please support them.



CHURCH WITHOUT WALLS

San Francisco Planning Commission:

Commissioners,

Our church has been in the Western Addition for almost 20 years and during that time we have had a close relationship with American Realty and Construction Company Inc. I understand that some of their principles are in involved in a new venture at 650 Divisadero Street. We have worked closely with this group since our inception and we highly recommend that you support their efforts. They are people of high integrity and committed to this community.

Sincerely,

Rev. H.L. Davis

Dear Planning Commissioners;

My name is Royal Scott and I am the owner of RoyaltyPro Painting. Some years ago

When I started my company I had just met the people who are involved in the 650 Divisadero project and they took a chance on me even though I was just starting out, now I am working on seven figure jobs and I know that would not have been possible without their support. Please give them your full consideration.

Sincerely'

Royal Scott

Royal Scott

To whom it may concern :

Please vote favorably on the 650 Divisadero Project so they can continue their good and supportive work in our community.

Sincerely,

Sharon L. Burke

Begin forwarded message:

From: pierre-andre donzier <padonzier@hotmail.com>
Date: January 25, 2017 at 11:35:05 AM PST
To: "commissions.secretary@sfgov.org" <commissions.secretary@sfgov.org>, "tina.chang@sfgov.org" <tina.chang@sfgov.org>
Cc: "raimondo@amrci.com" <raimondo@amrci.com>
Subject: Please approve the development at 650 Divisadero St.

Honorable President and Members of the Planning Commission,

I've been a resident of San Francisco for over 7 years and I support the approval of 650 Divisadero as proposed.

We need more housing in San Francisco to address the current shortage that is causing stresses all over the city. San Francisco will continue to be one the most attractive cities in United States and more people will move here. If we don't build units, we will continue to see gentrification and raising rents.

650 Divisadero is perfectly positioned in the Divisadero corridor on a corner lot. Tenants will be able to live there without owning a car and use public transportation. The building has an outstanding design and will fit perfectly into the neighborhood.

Please do not delay further the building of much needed housing units!

Pierre-Andre Donzier
2030 Vallejo st, San Francisco, CA, 94123

From: **Andrea Crawford** <acmarmo@gmail.com>
Date: Mon, Jan 23, 2017 at 9:20 PM
Subject: Proposed Development at Divisadero & Grove
To: tina.chang@sfgov.org, commissions.secretary@sfgov.org

President Rodney Fong & Members of the San Francisco Planning Commission
Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103
via email to: tina.chang@sfgov.org; commissions.secretary@sfgov.org

Dear President Rodney Fong and Members of the Planning Commission:

My name is Andrea Crawford and I've been a resident of San Francisco for 6 years. My husband and I have two children attending public elementary schools in the city. We are a middle/moderate-income family and we have made San Francisco our home. We hope to purchase a home here rather than renting, but the current housing market has made this impossible for us and many families like us.

I support the approval of the development at 650 Divisadero as proposed. I believe that building additional housing inventory throughout the city will help to alleviate the housing crisis in San Francisco and make housing in the city more affordable for families like ours.

Thank you,
Andrea M. Crawford

7 Julius Street
San Francisco, CA 94133

Nelly

From: arinc@aol.com
Sent: Tuesday, January 10, 2017 11:54 AM
To: Patrick@amrci.com; Peter/Mei Lam; Nelly
Subject: Fwd: 650 Divisadero St. project

I met Mr O'Donnell on Jan 5 & brought him a full set of updated plan. He has been extremely helpful. Patrick please thank him & attend the board meeting if you come back on time

Sent from my iPhone

Begin forwarded message:

From: "Owen O'Donnell" <odonnellowen76@gmail.com>
Date: January 11, 2017 at 3:23:14 AM GMT+9
To: Mary Bosworth <mary.bosworth@yahoo.com>, Carolyn Hanrahan <carolynhanrahansf@gmail.com>, "LaVonne-H@comcast.net" <LaVonne-H@comcast.net>, Kat Hantas <kathantas@hotmail.com>, Lisa Zahner <lisazahner@gmail.com>, john dallas <john.g.dallas@gmail.com>, bob mason <rmasonsf@sbcglobal.net>, Mallory Cusenbery <mcusenbery@rdcarchitecture.com>, lsickles@gmail.com, Thibodeaux Sunnylyn <sunnylynt@yahoo.com>, nuala sawyer <nuala.sawyer@gmail.com>
Subject: 650 Divisadero St. project

ASNA board members,

The hearing before the San Francisco Planning Commission for the project at 650 Divisadero St. is scheduled for 1/26/17. The project has changed a little from the last time we reviewed it.

The footprint of the building has not changed, but the interior has changed. The number of units in the project has increased from 60 to 66. The affordable units will be onsite and for rent. The number of large units has increased by 7. The number of 2BR units is now 23 vs. 26 in the previous plan. The number of 3BR units has increased from 5 to 15. The number of 1BR units is now 16 vs. 21 and the number of studio units is now 12 vs. 8. The number of affordable units is now 9 vs. 8 in the previous plan. Since the affordable units are in the same proportion as the units in the building, almost 60% of the affordable units will be 2BR and 3BR units.

We have drafted a letter of support for the project based on the plan with 60 units. I view the changes as very positive for the neighborhood especially the increase in affordable units and the fact that almost 60% of those units will be 2BR and 3BR units. I support sending a letter of support for the project to the SF Planning Commission before the hearing on 1/26/17. I am planning to attend the hearing and to testify in support of the project at the hearing. I would hope that as many of our board members who can attend the hearing would come and testify in support of the project as well.

If anyone has questions about the project, call me at 415 922 7485 and I will try to answer your questions.

Regards, Owen

Propos Project: 650 Divisadero Street, San Francisco, CA

Signature of Supporting Groups

Name	Business Name	Signature	Address	Contact #	Email
Terrence Hall	TRANSPORT WORKERS UNION LOCAL 250A (20)	Terrence Hall	1508 Fillmore St. #211 S.F. CA 94115	415 922.9495	THall@twu-s.org
Teresa Bennett	MIYAKO ICE CREAM 1470 Fillmore St. (23) SAN FRANCISCO, CA 9415		1470 Fillmore St. SAN FRANCISCO, CA 94115	415 410 6687	teresa.jaurlaud@yahoo.com
FRANK FUNG	EDZ (3)		1426 FILLMORE ST.	415-575-1500	FFUNG@EDZINTL.COM
Shim, Alex	Shim clinic (23)		1426 Fillmore st #208	415 931-3838	Songsukmae@gmail.com.
Woogoung Lee	gracedental group (19)		1426 Fillmore st # 215, SF	415-921-8867	Gracedentalgroup@gmail.com
QUANHONG QIU	Compassionate (15years) Community Care		1426 Fillmore St. #207 SF. CA	415-921-5038	chc@compassionatehomecare.org
Kyebong. Choi	Hanmi Bank (12)		1469 Webster St. SF CA 94115	415 749-7601	Kyebong.choi@hanmi.com
William Ng	Everpeal Cleaner 20+		1468 Fillmore S.F CA 9415	415 921-1900	William-269@yahoo.com

Julie Wong

PROactive CLINIC

July 18, 2016

President Rodney Fong and Members of Planning Commission
San Francisco Dept. of City Planning
1650 Mission Street Suite 400
San Francisco CA 94103

To: Planning Commission of San Francisco

Re: Application 650 Divisadero St. San Francisco

For 25 years this month Julie Wong and I we have provided our physical therapy services from our leased location at 1489 Webster St. We have experienced and witnessed growth and changes in the neighborhood that continue to provide opportunity to others. The challenges that the community has faced have required undying attention on the part of the owner/developer so that we can all succeed. Without their willingness to be flexible, overcome unforeseeable changes, and participate in improving the community we would not survive to so that others would have the opportunities. In short, our ability to help our patients, employ our staff, and fill the needs of the community has been aided by WCP.

It is my understanding that I might be able to lend perspective as a tenant in an existing application. Please contact me if I can be of further assistance. If there is an opportunity to work with them on a project I would hope our city fathers recognize the value of doing so. We would support such an endeavor.

Respectfully,

Charles Young

Charles Young, Director

1489 Webster Street Suite 210
San Francisco, CA 94115-3760
Phone: 415-346-8373
Fax: 415-346-0806
Email: proactiv@pacbell.net

COLLECTIVE IMPACT

January 24, 2017

San Francisco Planning Commission

To whom it may concern:

I am writing to support the developers of 650 Divisadero Street. They have been long time supporters of our programs and their financial support has been extremely helpful to us.

Collective Impact is the most active youth program in the Western Addition. We manage after school programs, tutorial, enrichment and a number of other youth activities. We also have an amazing summer learning program and to work with such a large number of youth would be impossible without a number of community partners and the Szeto family has been a true friend and partner to this organization.

Please look favorably upon their proposal and allow them to build this project so they can continue to support all the good efforts in this community,

Thank you for your time and attention.

Warm Regards,

E'rika Chambers

Executive Director

PO BOX 156853 San Francisco, CA 94115
Ella Hill Hutch Community Center (415) 567-0400 Hayes Valley Clubhouse (415) 771-7228
Collective Impact, a 501c3 tax-exempt organization. FEIN: #20-8964069

BROTHERS AGAINST GUNS INC.

Shawn M. Richard
January 19, 2017

To Whom It May Concern it has recently come to my attention that the planning commission is considering a development proposal at 650 Divisadero Street. I understand the developers are the Szeto family. Some years ago after losing my two brothers to street violence here in San Francisco I wanted to do something. I had no money and no location but I had an idea and friends. A couple of my friends introduced me to Mr. Richard Szeto and I told him what I was trying to do and he supported the idea and gave me my first office space over a pizza parlor on Fillmore street and our organization had our first home . That organization was and is Brothers Against Guns. From that humble beginning we are now a nationwide organization with chapters in 16 states. I will always be grateful to Mr. Richard Szeto and the Szeto Family for believing in me and giving us a chance. I trust you will look favorably on their application. These are the kind of people we need more in San Francisco. Thank you for your time and attention.

Sincerity

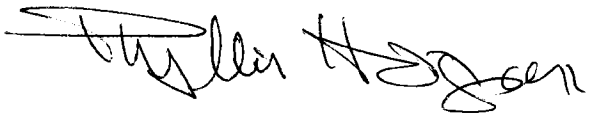
Shawn M. Richard
Executive Director
Brothers Against Guns Inc.

1321 EVENS AVE SUITE C SAN FRANCISCO CA 94124 PH. 415-937-7007 FAX. 415-643-1404

1/17/2017

To whom it may concern:

I have lived in the Western Addition Community for over twenty years and I am writing in support of the developers of the Divco project at 650 Divisadero Street. I know that these people are strong community advocates and have lent strong financial support to every worthy cause in this community. Please support them.



CHURCH WITHOUT WALLS

San Francisco Planning Commission:

Commissioners,

Our church has been in the Western Addition for almost 20 years and during that time we have had a close relationship with American Realty and Construction Company Inc. I understand that some of their principles are in involved in a new venture at 650 Divisadero Street. We have worked closely with this group since our inception and we highly recommend that you support their efforts. They are people of high integrity and committed to this community.

Sincerely,

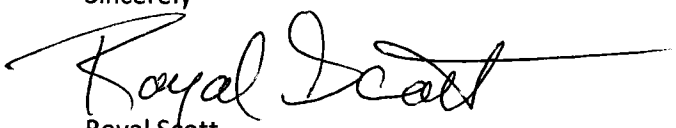
Rev. H.L. Davis

Dear Planning Commissioners;

My name is Royal Scott and I am the owner of RoyaltyPro Painting. Some years ago

When I started my company I had just met the people who are involved in the 650 Divisadero project and they took a chance on me even though I was just starting out, now I am working on seven figure jobs and I know that would not have been possible without their support. Please give them your full consideration.

Sincerely'



Royal Scott

To whom it may concern :

Please vote favorably on the 650 Divisadero Project so they can continue their good and supportive work in our community.

Sincerely,

Sharon L. Burke

SF JUNETEENTH
762 Fulton St,
San Francisco, CA 94102
www.sfjuneteenth.com ~ sfjuneteenth@sbcglobal.net

January 23, 2017

To Whom It May Concern,

I would like to take this opportunity to express my support of WCPI, LLC and the project at 605 Divisadero St. WCPI, LLC has supported the SF Juneteenth Festival and Parade for more than 20 years. They have been true community partners and we support their efforts.

Thank you for your time and consideration. If you have any further questions feel free to contact me at 510-692-2514.

Rachel Townsend – Event Coordinator
SF Juneteenth

Dec 15, 2016

President Rodney Fong and Members of the Planning Commission
San Francisco Dept. of City Planning
1650 Mission Street, Suite 400
San Francisco, CA94103

To Whom It May Concern:
I'm writing this letter on behalf of the proposed development located at 650 Divisadero St. San Francisco. These same developers developed and managed the building wherein I reside. I lived here for one year, and these landlords have been outstanding in their management and maintenance of our residences. For example, they renovate the layout of the house in a more understanding way and do a great job on maintenance. I have always been grateful for the peaceful and harmonious environment they have created in the building here at 1489 Webster. As an international student, this place makes me feel home, and I look forward to residing here into future. Based on my experience here I support wholeheartedly and would hope that you would give them fair consideration in their new venture at 650 Divisadero St.

Sincerely,

Yin Cheng Chien

Yin Cheng Chien
1489 Webster St, Apt 407
San Francisco, CA94115

December 16, 2016

President Rodney Fong and Members of Planning Commission
San Francisco Dept. of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

To: Planning Commission of San Francisco

Re: Application for 650 Divisadero Street, San Francisco, CA

My name is David Aknin. I live in 1489 Webster Street #1211, San Francisco with two other roommates in a 3-bedroom apartment. We all love the space arrangement. The rent is reasonable, the service is excellent, and the environment is peaceful. I fully support the same developer for the project at 650 Divisadero Street.

Respectfully,

David Aknin

December 13, 2016

Letter of support for 650 Divisadero St.

To: President Rodney Fong and members of the planning commission

My name is Kayron Banisalam and I have been a resident at 1489 Webster St. for 3.5 years. I originally lived in unit #1203, which is a converted 3 bedroom apartment. The apartment was spacious and comfortable and I had a great experience.

I now live in a studio, #607, and the apartment is great in all aspects. Overall, I've had positive experiences while living in this building. The property management is courteous, the maintenance crew is prompt and helpful and the neighbors are great too. I hope nothing but the best for Richard and his staff moving forward.

Best,
Kayron Banisalam

From: **Michael Bleier - Webster Tower and Terrace** aptlse@webstertower.com
Subject: FW: Letter of Recommendation I New Construction (650 Divisadero St)
Date: November 29, 2016 at 10:04 AM
To: Richard Szeto arinc@aol.com

From: Gina Tai [mailto:taieugenia@gmail.com]
Sent: Saturday, November 26, 2016 7:33 PM
To: David.Lindsay@sfgov.org
Cc: Michael Bleier - Webster Tower and Terrace <AptLse@webstertower.com>
Subject: Letter of Recommendation I New Construction (650 Divisadero St)

David,

I recently moved in to Webster Tower & Terrace (1489 Webster Street, San Francisco) in October 2016. The service I experienced before moving in, during the move-in and after has been courteous, secure and prompt. My apartmentmates and I enjoy the arrangement and the remodeled floor plans. Although the apartment has interior-facing bedrooms, we enjoy our separated bedrooms with great quality and great prices. I love my living arrangement at Webster Tower and would support the same developer, based on my current experiences, for the project at 650 Divisadero Street, San Francisco.

Thanks,
Gina

--
Gina Tai
taieugenia@gmail.com
M: (562) 916-6366

#316

From: **Michael Bleler - Webster Tower and Terrace** aptlse@webstertower.com
Subject: FW: Letter of Recommendation from Webster Tower Tenant
Date: November 29, 2016 at 10:05 AM
To: Richard Szeto arinc@aol.com

From: Vi Tran [mailto:vitrann@gmail.com]
Sent: Sunday, November 27, 2016 1:37 PM
To: David.Lindsay@sfgov.org
Cc: AptLse@webstertower.com
Subject: Letter of Recommendation from Webster Tower Tenant

Hi David,

I am Vi Tran, a tenant at Webster Tower & Terrace on 1489 Webster Street in San Francisco since for half a year. I am writing to share with you my great experience while having lived here. The management team is professional, friendly, and efficient. They've helped me work through all my questions when I was searching for apartments, and was very upfront and clear with all the apartment amenities. Because I trusted the team, I also convinced friends and family to move into the building as well. My roommates and friends who live in the building with interior facing bedrooms said they have enjoyed their overall living experience. All the amenities, easy communication with management team, and fair pricing are key reasons we've continued and look forward to staying with Webster Tower. I wholeheartedly support the project at 650 Divisadero Street.

Best,
Vi Tran
1489 Webster St. Apt 406
San Francisco, CA 94115

Vi Tran
Management Consulting Analyst @ Accenture
vitrann@gmail.com | 714-661-0665

From: **Michael Bleier - Webster Tower and Terrace** aptlse@webstertower.com
Subject: FW: New Construction - 650 Divisadero St.,
Date: November 29, 2016 at 10:04 AM
To: Richard Szeto arinc@aol.com

From: Christina Yu [mailto:christinayu90@gmail.com]
Sent: Monday, November 28, 2016 5:22 PM
To: David.Lindsay@sfgov.org
Cc: Michael Bleier - Webster Tower and Terrace <aptlse@webstertower.com>
Subject: New Construction - 650 Divisadero St.,

To Whom It May Concern:

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since November 2015. The service provided is courteous, secure and excellent. We really enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. Even though our apartment has interior facing bedroom(s), having an enclosed separated bedroom, with good quality and a fair price is the most important to us. I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at **650 Divisadero Street**, San Francisco.

Sincerely yours,

--
Christina Yu, CPA
UCLA Class of 2013 | Business Economics
christinayu90@gmail.com

#410

From: **Michael Bleier - Webster Tower and Terrace** aptlse@webstertower.com
Subject: FW: New Construction - 650 Divisadero St., San Francisco, CA 94115
Date: November 29, 2016 at 10:04 AM
To: Richard Szeto arinc@aol.com

From: Michael Orozco [mailto:omichael@uber.com]
Sent: Monday, November 28, 2016 10:19 AM
To: David.Lindsay@sfgov.org
Cc: Michael Bleier - Webster Tower and Terrace <AptLse@webstertower.com>
Subject: New Construction - 650 Divisadero St., San Francisco, CA 94115

To Whom It May Concern:

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since August 2016. The service provided is courteous, secure and excellent. The staff at Webster Tower & Terrace have also been very thorough with following through with requests. I really enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. Even though our apartment has interior facing bedroom(s), having an enclosed separated bedroom, with good quality and a fair price is the most important to us. I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at 650 Divisadero Street, San Francisco.

Sincerely yours,

Michael Orozco Jr
1489 Webster Street, #803
San Francisco, CA 94115

UBER

Michael Orozco Jr.
Technical Sourcer | Uber Technologies
Uber Engineering Blog | The People of #UberEng | @UberEng | Uber Open Source

From: **Michael Bleier - Webster Tower and Terrace** aptlse@webstertower.com
Subject: FW: Webster Tower & Terrace
Date: November 30, 2016 at 11:52 AM
To: Richard Szeto arinc@aol.com

From: Tina Liu [mailto:tliu21@gmail.com]
Sent: Tuesday, November 29, 2016 9:26 PM
To: David.Lindsay@sfgov.org
Cc: Michael Bleier - Webster Tower and Terrace <AptLse@webstertower.com>
Subject: Webster Tower & Terrace

David Lindsay,

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since March 2016. The service provided is courteous, secure and excellent. We really enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. Even though our apartment has interior facing bedroom(s), having an enclosed separated bedroom, with good quality and a fair price is the most important to us. I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at **650 Divisadero Street**, San Francisco.

Sincerely,
Tina Liu
1489 Webster Street, #1209
San Francisco, CA 94115

--
Tina Liu
571-332-3067

From: **Michael Bleier - Webster Tower and Terrace** aptlse@webstertower.com
Subject: FW: New Construction - 650 Divisadero St., San Francisco, CA 94115
Date: November 29, 2016 at 10:05 AM
To: Richard Szeto arinc@aol.com

From: Zhamal Zhanybek [mailto:zhamal.zhanybek@gmail.com]
Sent: Sunday, November 27, 2016 11:21 PM
To: David.Lindsay@sfgov.org
Cc: Michael Bleier - Webster Tower and Terrace <AptLse@webstertower.com>
Subject: New Construction - 650 Divisadero St., San Francisco, CA 94115

Date: 11/27/2016

David Lindsay – David.Lindsay@sfgov.org
Sr. Team Leader
San Francisco Dept. of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

To Whom It May Concern:

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since July, 2016.
We enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. We especially value good quality and fair price we get for our apartment which is the most important aspect for us. And interior facing bedrooms, that are enclosed and separated do not bother us.

The service provided is courteous and excellent. We are very satisfied with the general design of the building and appreciate it being very secure for every resident.

I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at **650 Divisadero Street**, San Francisco.

Sincerely yours,

Zhamal Zhanybek

1489 Webster Street, #1210
San Francisco, CA 94115

From: **Michael Bleier - Webster Tower and Terrace** aptlse@webstertower.com
Subject: FW: Letter of Recommendation - Webster Tower
Date: November 30, 2016 at 11:52 AM
To: Richard Szeto arinc@aol.com

From: William Prince [mailto:williamrprince@outlook.com]
Sent: Tuesday, November 29, 2016 7:45 PM
To: aptlse@webstertower.com
Subject: Letter of Recommendation - Webster Tower

To Whom It May Concern:

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since July 2016. The service provided is courteous, secure and excellent. We really enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. Even though our apartment has interior facing bedroom(s), having an enclosed separated bedroom, with good quality and a fair price is the most important to us. I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at **650 Divisadero Street**, San Francisco.

Sincerely yours,

William Prince
1489 Webster Street, #1303
San Francisco, CA 94115

From: **Michael Bleier - Webster Tower and Terrace** aptlse@webstertower.com
Subject: FW: Letter of Recommendation - Webster Tower
Date: November 29, 2016 at 10:04 AM
To: Richard Szeto arinc@aol.com

From: Tyler McDaniel [mailto:tyler.w.mcdaniel92@gmail.com]
Sent: Tuesday, November 29, 2016 9:23 AM
To: Michael Bleier - Webster Tower and Terrace <aptlse@webstertower.com>
Subject: Letter of Recommendation - Webster Tower

To Whom It May Concern:

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since June 2016. The service provided is courteous, secure and excellent. We really enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. Even though our apartment has interior facing bedroom(s), having an enclosed separated bedroom, with good quality and a fair price is the most important to us. I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at **650 Divisadero Street**, San Francisco.

Sincerely yours,

Tyler McDaniel
1489 Webster Street, #1303
San Francisco, CA 94115

From: Michael Bleier - Webster Tower and Terrace aptlse@webstertower.com
Subject: FW: Letter of Recommendation - Webster Tower - Gift Card
Date: November 30, 2016 at 11:29 AM
To: Richard Szeto arinc@aol.com

From: Arthur Gosnell [mailto:argosnell@gmail.com]
Sent: Wednesday, November 30, 2016 7:17 AM
To: Michael Bleier - Webster Tower and Terrace <aptlse@webstertower.com>
Subject: Re: Letter of Recommendation - Webster Tower - Gift Card

Hi Michael,

Please see below. Please let me know if you would also like for me to send directly to David Lindsay. Thanks,

Arthur

David Lindsay – David.Lindsay@sfgov.org
Sr. Team Leader
San Francisco Dept. of City Planning
1650 Mission Street, Suite 400
San Francisco, Ca. 94103

To Whom It May Concern:

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since July, 2016. The service provided is courteous, secure and excellent. We really enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. Even though our apartment has interior facing bedroom(s), having an enclosed separated bedroom, with good quality and a fair price is the most important to us. I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at **650 Divisadero Street**, San Francisco.

Sincerely yours,

Arthur R. Gosnell
1489 Webster Street, #1303
San Francisco, CA 94115

From: **Michael Bleier - Webster Tower and Terrace** aptlse@webstertower.com
Subject: FW: Letter of Recommendation -- Webster Tower & Terrace
Date: November 29, 2016 at 10:04 AM
To: Richard Szeto arinc@aol.com

From: faraz fatemi [mailto:faraz092003@yahoo.com]
Sent: Saturday, November 26, 2016 10:19 PM
To: David.Lindsay@sfgov.org
Cc: AptLse@webstertower.com
Subject: Letter of Recommendation -- Webster Tower & Terrace

To Whom It May Concern:

I am a tenant of apartment 1405 at Webster Tower & Terrace, 1489 Webster Street, San Francisco since July of 2016. Ever since I moved in I have been treated with the utmost respect and courtesy for every need and request. We live in a converted 3 BR unit and we are VERY satisfied with the arrangements – we feel that we are able to maximize the space and all have very comfortable and private living conditions, both the outwards facing bedrooms and the interior-facing bedroom. We have found that the interior-facing bedroom actually made our lives much easier, as there's no way we could've found a 3 BR at a reasonable price and if we'd have gone with a 2 BR we would've had to build a divider ourselves just to have some privacy, which Webster has provided to us at such a fair price. The additional perks of laundry, garbage, and a streamlined payment system have made it super convenient for us.

Even more importantly, the apartment building is always kept clean, secure, and presentable, which is above and beyond anything we could've expected. And the staff has been responsive throughout, addressing every maintenance request and question in a very timely and professional manner. I have and continue to thoroughly enjoy my stay at Webster Tower & Terrace, and I definitely support the same developer for the project at **650 Divisadero Street**, San Francisco. I will gladly answer any additional questions upon request.

Best,

Faraz Fatemi
1489 Webster Street, #1405
San Francisco, CA 94115

From: **Michael Bleier - Webster Tower and Terrace** aptlse@webstertower.com
Subject: FW: Construction - 650 Divisadero, San Francisco, CA 94115
Date: November 29, 2016 at 10:04 AM
To: Richard Szeto arinc@aol.com

From: Hirsh Goswamy [mailto:jaadoo1760@yahoo.com]
Sent: Sunday, November 27, 2016 7:48 AM
To: David.Lindsay@sfgov.org
Cc: Michael Bleier - Webster Tower and Terrace <aptlse@webstertower.com>
Subject: Construction - 650 Divisadero, San Francisco, CA 94115

To Whom It May Concern:

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since August, 2016. The service provided is courteous, secure and excellent. We really enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. Even though our apartment has interior facing bedroom(s), having an enclosed separated bedroom, with good quality and a fair price is the most important to us. I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at **650 Divisadero Street**, San Francisco.

Sincerely yours,

Hirsh Goswamy
1489 Webster Street, #1405
San Francisco, CA 94115

From: **Michael Bleier - Webster Tower and Terrace** aptlse@webstertower.com
Subject: FW: Webster Tower Floor Plan Rec
Date: November 29, 2016 at 10:04 AM
To: Richard Szeto arinc@aol.com

From: Alex Danilychev Jr [mailto:adanilychevjr@gmail.com]
Sent: Monday, November 28, 2016 1:21 PM
To: David.Lindsay@sfgov.org
Cc: Michael Bleier - Webster Tower and Terrace <aptlse@webstertower.com>
Subject: Webster Tower Floor Plan Rec

To whom it may concern:

I've attached my recommendation for Webster Tower's management and floor plans.

Best,

Alexander Danilychev Jr

To Whom It May Concern:

I have been living in Webster Tower (1489 Webster Street, San Francisco) since July 23rd, 2016. The building management have been great in the time we've lived here. I feel safe walking in and out of the building, and the management team is prompt with responding to complaints/requests. We were really excited about the apartment arrangement and floor plan we received. I liked having an apartment with an interior facing bedroom because it allowed me to have a separate bedroom (more privacy) at a reasonable cost. I didn't have to convert a living room into a bedroom, which meant a lot to me! I'm still loving life at Webster Tower and I whole heartedly support the same developer for the project at 650 Divisadero Street, San Francisco.

Sincerely yours,

Alexander Danilychev Jr
1489 Webster Street, # 1405
San Francisco, CA 94115

San Francisco
HOUSING
ACTION
COALITION

95 Brady Street
San Francisco, CA 94103
415 541 9001
info@sfhac.org
www.sfhac.org

October 27, 2015

Mr. Patrick Szeto
DIVCO Group, LLC
1489 Webster Street, #218
San Francisco, CA 94115

Dear Mr. Szeto,

Thank you for presenting your plans for 650 Divisadero Street to our Project Review Committee on September 30, 2015. Upon thorough review and discussion, we are pleased to endorse the project. We believe it has merit and aligns with our goals of increasing the supply of well-designed, well-located housing at all levels of affordability in San Francisco. Please review our letter, which explains how your project meets our guidelines, as well as suggestions for improvements. Please also see our report card, which grades your project according to each guideline. We have attached a copy of our Project Review Guidelines for your reference.

Project Description: The project proposes to demolish an existing auto shop and construct 60 rental homes above ground-floor retail, with one level of subterranean parking for 26 cars.

Land Use: A one-story auto shop currently occupies the site. Housing is a much better use considering that Divisadero Street is well served by transit and enjoys numerous neighborhood amenities. Our members are pleased that Supervisor Breed's legislation rezoned the site to NCT, so the project increased from 16 to 60 homes. Greater density is appropriate for this location.

Density: There are no density limits on the site. The project takes advantage of the building envelope and proposes a mix of unit types, ranging from one- to three-bedrooms. We encourage you to examine implementing the local density bonus ordinance, known as the "Affordable Housing Bonus Program." This legislation, planned for adoption by the end of 2015, would serve your project well since it is intended for developments outside of area plans, like 650 Divisadero.

Affordability: Your current plans are to provide the below-market-rate (BMR) homes on site, totaling 12 percent of the total units. However, you expressed interest in providing more BMR homes at a greater range of affordability. We would encourage you to use the "dial," which would help you to achieve this goal. Legislation to accomplish this will be introduced shortly. Likewise, the density bonus would enable you to provide homes in the 120 to 140 percent of area median income range. The SF Housing Action Coalition is happy to be a resource in connecting you to these proposals.

Parking and Alternative Transportation: The site is located on a very active commercial transit corridor. Several Muni bus lines run past the site, with stops for the 24, 21, 5 and 5R, all within 0.2 miles of the site. The popular bicycle route known as the Wiggle also runs through this area.

We support your plans to provide 26 car parking spaces, less than 0.5 spaces per bedroom. However, we encourage you to boost your bicycle parking to one space per bedroom. We've heard many times from our members that project sponsors underestimate their need for bike parking and overestimate for bicycle parking.

Additionally, we urge you to consider adding an on-street car share space.

Preservation: There are no structures of significant historic or cultural merit on or near the site that would be affected by the proposed project.

Urban Design: Our members support your plans for the ground floor, which include stepping back the retail space by three feet to create a wider sidewalk and support a lively pedestrian experience. We also encourage you to maintain the glass storefront, which would help activate the ground floor.

Open space will be provided via an interior courtyard on the second floor and a roof deck.

Finally, we encourage you to follow up on the acoustic study and ensure you worked everything out with The Independent, adjacent to your property. This project is the first our Committee has reviewed since the adoption of the City's nightlife noise legislation and we would like to ensure it sets a good precedent for future projects built near music/entertainment venues.

Environmental Features: Your current plans to green the building were not fully developed. We strongly encourage you to achieve greater than LEED Silver or an equivalent for the building. One measure you may want to consider in order to better conserve water is to implement individual water metering for the units.

Community Input: You have conducted only preliminary neighborhood outreach, but have presented to the Alamo Square Neighborhood Association and held two pre-application meetings. We are aware there is an effort among neighbors to require projects to include 33 percent on site affordable housing in order to get support from the community. We understand not every request is realistic or can be accommodated, but we strongly encourage you to continue engaging residents and responding to their concerns to the best of your ability. Finally, we encourage you to engage with SFHAC's trade union members as you move forward with the project.

Thank you for presenting your plans for 650 Divisadero Street. We are pleased to endorse the project. Please keep us abreast of any changes and let us know how we may be of assistance moving forward.

Sincerely,

Tim Colen
Executive Director

SFHAC Project Review Guidelines

Land Use: Housing should be an appropriate use of the site given the context of the adjacent properties and the surrounding neighborhood and should enhance neighborhood livability.

Density: The project should take full advantage of the maximum unit density and/or building envelope, allowable under the zoning rules.

Affordability: The need for affordable housing, including middle income (120-150 of Area Median Income) housing, is a critical problem and SFHAC gives special support to projects that propose creative ways to expand or improve unit affordability beyond the legally mandated requirements.

Parking and Alternative Transportation: SFHAC expects the projects it endorses to include creative strategies to reduce the need for parking, such as ample bicycle storage, provision of space for car-share vehicles on-site or nearby, un-bundling parking cost from residential unit cost, and measures to incentivize transit use. Proximity to transit should result in less need for parking.

In districts with an as-of-right maximum and discretionary approval up to an absolute maximum, SFHAC will support parking exceeding the as-of-right maximum only to the extent the Code criteria for doing so are clearly met. In districts where the minimum parking requirement is one parking space per residential unit (1:1), the SFHAC will not, except in extraordinary circumstances, support a project with parking in excess of that amount.

Preservation: If there are structures of significant historic or cultural merit on the site, their retention and/or incorporation into the project consistent with historic preservation standards is encouraged. If such structures are to be demolished, there should be compelling reasons for doing so.

Urban Design: The project should promote principles of good urban design: Where appropriate, contextual design that is compatible with the adjacent streetscape and existing neighborhood character while at the same time utilizing allowable unit density: pleasant and functional private and/or common open space; pedestrian, bicycle and transit friendly site planning; and design treatments that protect and enhance the pedestrian realm, with curb cuts minimized and active ground floor uses provided.

Projects with a substantial number of multiple bedroom units should consider including features that will make the project friendly to families with children.

Environmental Features: SFHAC is particularly supportive of projects that employ substantial and/or innovative measures that will enhance their sustainability and reduce their carbon footprint.

Community Input: Projects for which the developer has made a good faith effort to communicate to the community and to address legitimate neighborhood concerns, without sacrificing SFHAC's objectives, will receive more SFHAC support.

San Francisco Housing Action Coalition (SFHAC)
Project Report Card

Address: 650 Divisadero Street
Project Sponsor: Divco Group, LLC
Date of SFHAC Review: September 30, 2015
Grading Scale:

1 = Fails to meet project review guideline criteria
2 = Meets some project review guideline criteria
3 = Meets basic project review guideline criteria
4 = Exceeds basic project review guideline criteria
5 = Goes far beyond of what is required

Criteria for SFHAC Endorsement:

1. The project must have been presented to the SFHAC Project Review Committee;
2. The project must score a minimum of 3/5 on any given guideline.

Guideline	*Comments*	*Grade*
Land Use	The project will demolish the existing auto body shop and build 60 new homes with ground floor retail and one level of subterranean parking.	5
Density	The project takes advantage of the building envelope and proposes a range of unit types. We believe this project would be a great opportunity to use the density bonus program.	4
Affordability	The below-market-rate units will be provided on site, 12 percent of the total homes. We encourage the project sponsor to examine the inclusionary "dial" and density bonus program.	3
Parking and Alternative Transportation	The site is located on an active commercial corridor with several transit options available. We support the car-parking ratio and encourage one bike parking space per unit.	4
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be affected by this project.	N/A
Urban Design	We urge the sponsor to keep the glass storefront. The project will improve the pedestrian experience and provide two areas of open space. We encourage the sponsor to follow-up on the acoustics.	4
Environmental Features	We encourage the project sponsor to exceed LEED Silver and consider into individual water metering for the units to conserve water.	3
Community Input	The project sponsor has held two pre-application meetings and met with the Alamo Square Neighborhood Association. We encourage the project sponsor to engage with SFHAC's trade union members.	4
Additional Comments	There are no comments to add.	N/A
Final Comments	The SF Housing Action Coalition endorses the proposed project at 650 Divisadero Street without reservation.	3.9/5

Please see attached letter for further explanation.

From:	Secretary, Commissions (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC); May, Christopher (CPC)
Subject:	FW: 650 Divisadero and protecting the Walnut Tree
Date:	Wednesday, April 05, 2017 1:39:58 PM
Attachments:	photo.PNG

Office of Commission Affairs

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

commissions.secretary@sfgov.org
www.sfplanning.org

From: Heike Kilian [mailto:ven2sb@aol.com]
Sent: Wednesday, April 05, 2017 10:42 AM
To: May, Christopher (CPC)
Cc: Secretary, Commissions (CPC)
Subject: 650 Divisadero and protecting the Walnut Tree

Please forward to the San Francisco Planning Commissioners

April 3,1017

Dear Planning Commissioners,

I am an adjacent property owner at 1261 Grove and need to ask for your help with the following:

Please require a tree protection plan for the Walnut tree at 1265 Grove to be included in the Conditional Use Permit for 650 Divisadero Street.

This old growth black walnut was planted in the 1920s making it over 90 years old. It is 4 stories tall, has a canopy that spans 3 building wide, and is a significant tree that needs to be considered when approving this proposed development. The trunk measures 12 feet in circumference and its root system has grown against and under the existing radiator building that will be demolished for under grade parking and the open space terrace at the corner of the rear property lines. The tree provides a park like aesthetics for our properties, as well as the nursing home and other residential buildings on Hayes that share this rear yard block. Our buildings at 1265 and 1261 Grove do not have much back yard open space so the Tree provides that for us. It is the reason I purchased my rear unit in November 2016.

As you consider approving the modification to rear yard setback, please remember that if the rear yard was being proposed on the first floor as required, (since there are residential units on the first floor,) this tree root system would be better protected. Perhaps a couple of the parking spots in the critical root zone need to be modified. **I request that professional tree protection arborist be consulted on the excavation for under grade stackable parking and footings within 35 feet of the trunk.**

We met with the development team for this project last week to discuss our concerns about the damage to the tree and light issues to the adjacent building. A couple of mitigation solutions that were presented involved keeping the existing radiator buildings wall that goes 7 feet under grade in the back corner where the tree is (the existing building is 10 feet from the trunk, please see attached pictures) and using a shot Crete construction method for the new wall and footings. Also the possibility of moving the ride share parking spot to this location as it will not be a stackable spot. These sounds like great suggestions, and we are thankful that the architect and owner offered these. We would like these and other mitigations that a tree professional suggests to become a requirement of the CUP. (i.e. arborist on site during construction to protect and cut roots, types of excavation techniques that are root sparing, and if necessary changing the parking configuration) The Development team indicated to us, that they are open to working with an arborist, but to ensure this will really happen, it should be a requirement of the CUP.

Since a damaged tree does not die overnight, we would like to request that a **Tree Bond** be required of the developer for 5 years. Thank you for helping save this tree, we all benefit by its continued presence!!

Sincerely,

Heike Kilian
1261 Grove #6
San Francisco, CA 94117
Ven2sb@aol.com


iPad
1:41 PM
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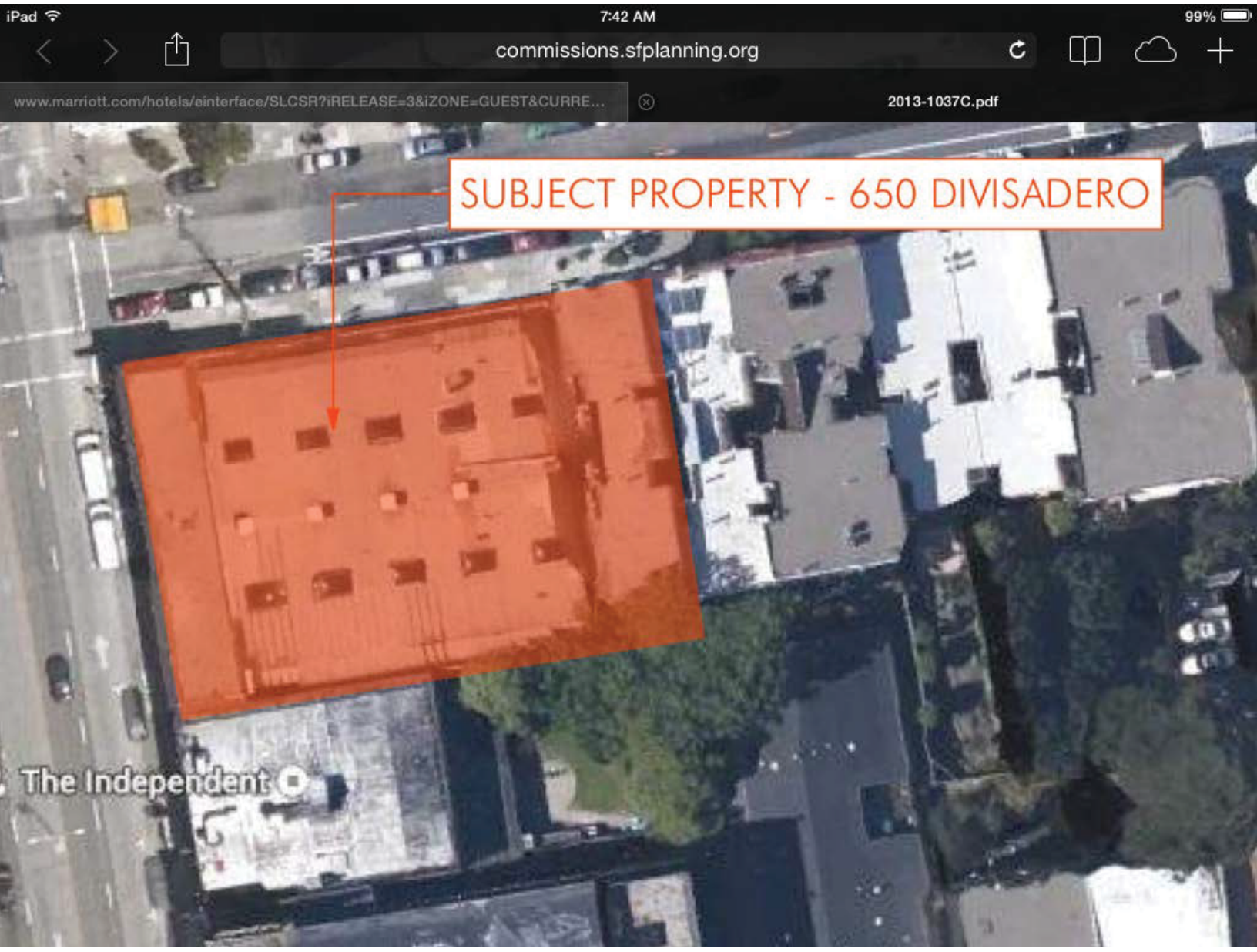
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commissions.sfplanning.org
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2013-1037C.pdf
SUBJECT PROPERTY - 650 DIVISADERO
The Independent

SOUVLA
SPIT FIRED MEATS

Tuesday, March 28th, 2017

Planning Commissioners;

I am writing in regards to the proposed development at 650 Divisadero Street and their desire to turn an underutilized space into 66 rental units and additional retail space. As a business owner operating down the street at 531 Divisadero Street, and as a board member of The Golden Gate Restaurant Association and a nearby Hayes Valley resident, I, along with my entire organization fully support their efforts.

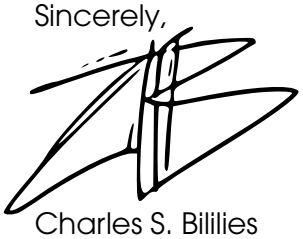
We know the developer to be very professional, with a proven track record of successful projects in the City and that their building will bring tremendous value to the neighborhood ecosystem that is NoPa.

We collectively were so delighted to hear that this project is continuing to gain momentum, especially at that specific site. The need for additional housing and retail along this dynamic, developing corridor is evident, and we feel strongly that this will be a viable, long-term benefit for the community.

I wish to place my personal support and the support of the entire Souvla organization behind their efforts.

I will make myself available for any additional inquiries or questions. Please do not hesitate to reach me directly via email.

Sincerely,



Charles S. Bililies

Founder & CEO
Souvla
charles@souvlasf.com

January 24, 2017

TO: San Francisco Planning Commission

RE: Support for onsite BMR units at the 650 Divisadero St project

Our neighborhood strongly appreciates the severity and destructiveness of the current housing crisis in our city. This crisis is the result of a decades-long policy of our city not to approve the construction of new housing in the city's neighborhoods. This has made it very difficult, and in most cases impossible, for lower or middle class newcomers to buy or rent places to live in our neighborhood due to the very high cost. This has contributed enormously to the the gentrification and loss of diversity in the Western Addition.

The Board of Directors of the Alamo Square Neighborhood Association supports the construction of new housing, both rental and owner occupied, in our neighborhood. We are especially supportive of such housing along transit dense streets such as Fillmore St. and Divisadero St.

ASNA board of directors supports the onsite BMR rental units at 650 Divisadero St. with a *maximum of BMR units onsite.* Our neighborhood needs more BMR units particularly along dense transit corridors.

We are opposed to offsite BMR units. We are very sensitive to the impact of cloistering affordable housing in selected areas of the city and we believe BMR units should be located throughout the city.

We encourage you to approve 650 Divisadero Street with a maximum number of BMR units onsite.

Very truly yours,

Lisa Zahner, President
Alamo Square Neighborhood Association

From:	Jared Stewart
To:	Secretary, Commissions (CPC)
Subject:	Concerns Regarding 650 Divisadero
Date:	Monday, January 23, 2017 10:01:52 PM

Hello Planning Commission,

I oppose the approval of 650 Divisadero as proposed, since it does not include enough on-site affordable units. I ask that you continue this hearing until new requirements are in place for affordable units on Divisadero.

We must all work together to ensure a diverse and prosperous San Francisco by ensuring we continue the fight for affordable housing.

Thank you,
Jared Stewart

From:	Leon, Lina
To:	Secretary, Commissions (CPC)
Subject:	I OPPOSE 650 DIVISADERO AS PROPOSED
Date:	Monday, January 23, 2017 9:53:31 PM

As a graduate student at UCSF, I oppose the approval of 650 Divisadero as proposed, since it **does not include enough on-site affordable units**. I ask that you continue this hearing until new requirements are in place for affordable units on Divisadero.

We need housing for all, including hardworking students like me and my peers. Affordable housing ensures we keep the best in SF, even if we don't work in tech!

From:	Dan Federman
To:	Secretary, Commissions (CPC)
Subject:	Please approve 650 Divisadero
Date:	Monday, January 23, 2017 10:02:54 PM

To whom it may concern,

I strongly **support** 650 Divisadero as proposed. We need more housing, period. San Francisco will not get less expensive until we build more housing – efforts to delay 650 Divis will incur increased costs for the developer, which will in turn continue to make housing more expensive. I ask that you please do not delay this project with more hearings.

Best,
- Dan Federman

From:	Andrea Crawford
To:	Chang, Tina (CPC); Secretary, Commissions (CPC)
Subject:	Proposed Development at Divisadero & Grove
Date:	Monday, January 23, 2017 9:20:46 PM

President Rodney Fong & Members of the San Francisco Planning Commission
Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103
via email to: tina.chang@sfgov.org; commissions.secretary@sfgov.org

Dear President Rodney Fong and Members of the Planning Commission:

My name is Andrea Crawford and I've been a resident of San Francisco for 6 years. My husband and I have two children attending public elementary schools in the city. We are a middle/moderate-income family and we have made San Francisco our home. We hope to purchase a home here rather than renting, but the current housing market has made this impossible for us and many families like us.

I support the approval of the development at 650 Divisadero as proposed. I believe that building additional housing inventory throughout the city will help to alleviate the housing crisis in San Francisco and make housing in the city more affordable for families like ours.

Thank you,
Andrea M. Crawford

7 Julius Street
San Francisco, CA 94133

From:	Heike Hiss
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Saturday, January 21, 2017 10:39:47 AM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item at a later date.

Thank you,
Heike Hiss & family (neighborhood resident since 2004)

From:	Susie Wasserstrom
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Saturday, January 21, 2017 9:30:11 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Susie Wasserstrom
Western Addition community member since 2005

From:	David Croker
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 20, 2017 12:33:33 PM

Dear SF Planning Commission, I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date. Thank you,

From:	Stephen Edwards
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Saturday, January 21, 2017 11:42:22 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

SIERRA CLUB
SAN FRANCISCO BAY

San Francisco Group
San Francisco Bay Chapter
January 22, 2017

Rodney Fong
Planning Commission President
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re. 650 Divisadero Street

Dear President Fong:

The Sierra Club urges the Planning Commission to postpone approval of the proposed project at 650 Divisadero Street until legislation is passed to substantially increase the required amount of on site affordable housing or to substantially increase the in lieu fee. The San Francisco Planning Commission has already recommended passage of legislation to this effect. That legislation has been written and calls for 25 percent on site affordable housing construction or a 33 percent in lieu fee (Planning Code -- Affordable Housing Requirement and Fee in Divisadero and Fillmore Neighborhood Commercial Transit Districts).

The SF Bay Chapter Environmental Justice in Housing and Transportation position is as follows: "The Bay Chapter supports affordable housing throughout the Bay Area. When people can afford to live near where they work — particularly in transit-rich, walkable, urban areas — there is an aggregate reduction of sprawl and greenhouse-gas emissions. Multi-unit housing sited compactly within urban areas requires fewer resources for construction than do suburban single-family houses. An ongoing Chapter effort is making sure that new housing is distributed equitably in all parts of the Bay Area and not just concentrated in areas of high minority population, leading to increased segregation of housing and transportation."

Sincerely,
Susan Vaughan
San Francisco Group Executive Committee

CC:
Dennis Richards, **dennis.richards@sfgov.org**
Rodney Fong, **planning@rodneyfong.com**
Michael Antonini, **wordweaver21@aol.com**
Rich Hillis, **richhillissf@yahoo.com**
Christine Johnson, Christine.d.johnson@sfgov.org
Kathrin Moore, **mooreurban@aol.com**
Joel Koppel, **joel.koppel@sfgov.org**
Myrna Melgar, **myrna.melgar@sfgov.org**
Jonas P. Ionin, **Commissions.Secretary@sfgov.org**

From:	urbanrags@yahoo.com
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 19, 2017 2:52:38 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Violet

Sent from my iPhone

From:	Michael Mazgai
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 19, 2017 5:09:12 PM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you.

Regards,

Michael Mazgai

From:	Karen Ulring
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 19, 2017 12:28:48 PM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Karen Ulring
934 Page St.
SF, Ca 94117
Concerned citizen and neighbor

From:	Marjorie
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 19, 2017 12:42:13 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Marjorie Davis

Best Regards
Marjorie Davis
Sent from iPhone 6S

From:	Scott Bravmann
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 19, 2017 12:27:17 PM

Dear SF Planning Commission:

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Scott Bravmann, PhD
1305 Buchanan Street

From:	Robert Hughes
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 19, 2017 12:54:22 PM

Dear SF Planning Commission, I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date. Thank you,

From:	Aaron Goodman
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 19, 2017 1:14:28 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Sent from my iPhone

From:	Anjali Baliga
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 19, 2017 1:52:37 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Anjali

From:	Monique Aas
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 19, 2017 12:43:47 PM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Monique Aas

From: Dina Wilson
To: Secretary, Commissions (CPC)
Subject: 650 Divisadero
Date: Monday, January 16, 2017 11:05:29 AM

To Whom It May Concern:

I oppose the approval of 650 Divisadero as proposed, since it does not include enough on-site affordable units. I ask that you continue this hearing until new requirements are in place for affordable units on Divisadero.

If the developer gets to increase his total number of units by more than four times, shouldn't the community in return get at least the same percentage of on-site affordable units?

Sincerely,
Dina Wilson
31-year SF resident

From:	Janine Aiello
To:	Secretary, Commissions (CPC)
Subject:	650 Divisadero as proposed
Date:	Monday, January 16, 2017 7:07:36 AM

1/16/17

Dear Commissions Secretary,

I oppose the approval of 650 Divisadero as proposed, since it does not include enough on-site affordable units.

I ask that you continue this hearing until new requirements are in place for affordable units on Divisadero.

Thank you,
Janine Aiello

From:	Thushan Amarasiriwardena
To:	May, Christopher (CPC)
Subject:	650 Grove Street
Date:	Thursday, July 07, 2016 6:35:40 PM

I am a resident of 1290 Hayes Street and live on the same block as the 650 Grove Street development at the former Alois Radiator shop. I am writing in support of the modifications up for a conditional use and variance and believe that this project is vital to SF's growing population. I would further push for the project to match the height of the building across the street from it at the intersection of Divisadero and Grove to achieve more units in this space.

Best,
Thushan

From:	Olivier Gaita
To:	May, Christopher (CPC)
Cc:	w.schmalz@forumdesign.com
Subject:	Case No. 2013-1037CV. 650 Divisadero Street Comments
Date:	Thursday, July 21, 2016 11:02:04 AM

I will not be able to attend today's hearing but please consider my two comments at the hearing.

- To mitigate impacts to the neighborhood, the project should be restricted to one curb cut driveway as a maximum. Grove Street already has multiple curb cuts and Divisadero parking is often at a premium. By restricting the project to a maximum of one curb cut, it would benefit the future tenants and the existing residents who might have motoring guests, or be ZipCar or Carshare users. Additionally if new parklets or bikeshare pods are considered, it would allow for more public use of the curb space by allowing more of the public curb face to be publicly accessed. Ideally, no curb cuts would be pursued. And I would support that, if that was the direction the project sponsors were willing to pursue.

- Distinguishing features along the front of the building should be preserved. There is an architectural language between 705 Divisadero (bbq establishment), 1290 Grove (residential) and the project site. All have elements (tile roof/Mission-Spanish revival) that reflect a character for this developing corridor. The Divisadero facing facade height and features would blend more with the neighbor if the existing elements were retained, rather than the more generic structural style that seems to have populated the Mission and Upper Castro. While not glamorous, it helps preserve some of the history of this neighborhood...from horse services to auto services in the early to mid part of the last century....with 1336 Grove still retaining the horse lunette.

Thank you in advance for including these considerations as Conditions of Use.

Best Regards,

Oliver Gajda
Resident 1290 Grove Street

From: Lindsay, David (CPC)
To: May, Christopher (CPC)
Subject: FW: Construction - 650 Divisadero, San Francisco, CA 94115
Date: Monday, November 28, 2016 6:51:26 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

FYI

David Lindsay
Senior Planner, Northwest Quadrant, Current Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.558.6393 | Fax: 415.558.6409
Email: david.lindsay@sfgov.org
Web: www.sfplanning.org

From: Hirsh Goswamy [mailto:jaadoo1760@yahoo.com]
Sent: Sunday, November 27, 2016 7:48 AM
To: Lindsay, David (CPC)
Cc: Michael Bleier - Webster Tower and Terrace
Subject: Construction - 650 Divisadero, San Francisco, CA 94115

To Whom It May Concern:

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since August, 2016. The service provided is courteous, secure and excellent. We really enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. Even though our apartment has interior facing bedroom(s), having an enclosed separated bedroom, with good quality and a fair price is the most important to us. I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at **650 Divisadero Street**, San Francisco.

Sincerely yours,

Hirsh Goswamy
1489 Webster Street, #1405
San Francisco, CA 94115

From:	Lindsay, David (CPC)
To:	May, Christopher (CPC)
Subject:	FW: Letter of Recommendation -- Webster Tower & Terrace
Date:	Monday, November 28, 2016 6:51:05 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

Chris - FYI

David Lindsay
Senior Planner, Northwest Quadrant, Current Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.558.6393 | Fax: 415.558.6409
Email: david.lindsay@sfgov.org
Web: www.sfplanning.org

From: faraz fatemi [mailto:faraz092003@yahoo.com]
Sent: Saturday, November 26, 2016 10:19 PM
To: Lindsay, David (CPC)
Cc: AptLse@webstertower.com
Subject: Letter of Recommendation -- Webster Tower & Terrace

To Whom It May Concern:

I am a tenant of apartment 1405 at Webster Tower & Terrace, 1489 Webster Street, San Francisco since July of 2016. Ever since I moved in I have been treated with the utmost respect and courtesy for every need and request. We live in a converted 3 BR unit and we are VERY satisfied with the arrangements – we feel that we are able to maximize the space and all have very comfortable and private living conditions, both the outwards facing bedrooms and the interior-facing bedroom. We have found that the interior-facing bedroom actually made our lives much easier, as there's no way we could've found a 3 BR at a reasonable price and if we'd have gone with a 2 BR we would've had to build a divider ourselves just to have some privacy, which Webster has provided to us at such a fair price. The additional perks of laundry, garbage, and a streamlined payment system have made it super convenient for us.

Even more importantly, the apartment building is always kept clean, secure, and presentable, which is above and beyond anything we could've expected. And the staff has been responsive throughout, addressing every maintenance request and question in a very timely and professional manner. I have and continue to thoroughly enjoy my stay at Webster Tower & Terrace, and I definitely support the same developer for the project at **650 Divisadero Street**, San Francisco. I will gladly answer any additional questions upon request.

Best,

Faraz Fatemi
1489 Webster Street, #1405
San Francisco, CA 94115

From:	Lindsay, David (CPC)
To:	May, Christopher (CPC)
Subject:	FW: Letter of Recommendation | New Construction (650 Divisadero St)
Date:	Monday, November 28, 2016 6:50:38 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

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Chris - FYI

David Lindsay
Senior Planner, Northwest Quadrant, Current Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.558.6393 | Fax: 415.558.6409
Email: david.lindsay@sfgov.org
Web: www.sfplanning.org

From: Gina Tai [mailto:taieugenia@gmail.com]
Sent: Saturday, November 26, 2016 7:33 PM
To: Lindsay, David (CPC)
Cc: Michael Bleier - Webster Tower and Terrace
Subject: Letter of Recommendation | New Construction (650 Divisadero St)

David,

I recently moved in to Webster Tower & Terrace (1489 Webster Street, San Francisco) in October 2016. The service I experienced before moving in, during the move-in and after has been courteous, secure and prompt. My apartmentmates and I enjoy the arrangement and the remodeled floor plans. Although the apartment has interior-facing bedrooms, we enjoy our separated bedrooms with great quality and great prices. I love my living arrangement at Webster Tower and would support the same developer, based on my current experiences, for the project at 650 Divisadero Street, San Francisco.

Thanks,
Gina

--
Gina Tai
taieugenia@gmail.com
M: (562) 916-6366

From:	Lindsay, David (CPC)
To:	May, Christopher (CPC)
Subject:	FW: Letter of Recommendation from Webster Tower Tenant
Date:	Monday, November 28, 2016 6:51:56 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

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More support for 650 Divisadero

David Lindsay
Senior Planner, Northwest Quadrant, Current Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.558.6393 | Fax: 415.558.6409
Email: david.lindsay@sfgov.org
Web: www.sfplanning.org

From: Vi Tran [mailto:vitrann@gmail.com]
Sent: Sunday, November 27, 2016 1:37 PM
To: Lindsay, David (CPC)
Cc: AptLse@webstertower.com
Subject: Letter of Recommendation from Webster Tower Tenant

Hi David,

I am Vi Tran, a tenant at Webster Tower & Terrace on 1489 Webster Street in San Francisco since for half a year. I am writing to share with you my great experience while having lived here. The management team is professional, friendly, and efficient. They've helped me work through all my questions when I was searching for apartments, and was very upfront and clear with all the apartment amenities. Because I trusted the team, I also convinced friends and family to move into the building as well. My roommates and friends who live in the building with interior facing bedrooms said they have enjoyed their overall living experience. All the amenities, easy communication with management team, and fair pricing are key reasons we've continued and look forward to staying with Webster Tower. I wholeheartedly support the project at 650 Divisadero Street.

Best,
Vi Tran
1489 Webster St. Apt 406
San Francisco, CA 94115

Vi Tran
Management Consulting Analyst @ Accenture
vitrann@gmail.com | 714-661-0665

From:	Lindsay, David (CPC)
To:	May, Christopher (CPC)
Subject:	FW: New Construction - 650 Divisadero St., San Francisco, CA 94115
Date:	Monday, November 28, 2016 6:52:20 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

FYI

David Lindsay
Senior Planner, Northwest Quadrant, Current Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.558.6393 | Fax: 415.558.6409
Email: david.lindsay@sfgov.org
Web: www.sfplanning.org

From: Zhamal Zhanybek [mailto:zhamal.zhanybek@gmail.com]
Sent: Sunday, November 27, 2016 11:21 PM
To: Lindsay, David (CPC)
Cc: Michael Bleier - Webster Tower and Terrace
Subject: New Construction - 650 Divisadero St., San Francisco, CA 94115

Date: 11/27/2016

David Lindsay – David.Lindsay@sfgov.org
Sr. Team Leader
San Francisco Dept. of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

To Whom It May Concern:

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since July, 2016.
We enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. We especially value good quality and fair price we get for our apartment which is the most important aspect for us. And interior facing bedrooms, that are enclosed and separated do not bother us.

The service provided is courteous and excellent. We are very satisfied with the general design of the building and appreciate it being very secure for every resident.

I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at **650 Divisadero Street**, San Francisco.

Sincerely yours,

Zhamal Zhanybek

1489 Webster Street, #1210
San Francisco, CA 94115

From:	Lindsay, David (CPC)
To:	May, Christopher (CPC)
Subject:	FW: New Construction - 650 Divisadero St., San Francisco, CA 94115
Date:	Monday, November 28, 2016 10:19:41 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

FYI

David Lindsay
Senior Planner, Northwest Quadrant, Current Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.558.6393 | Fax: 415.558.6409
Email: david.lindsay@sfgov.org
Web: www.sfplanning.org

From: Michael Orozco [mailto:omichael@uber.com]
Sent: Monday, November 28, 2016 10:19 AM
To: Lindsay, David (CPC)
Cc: Michael Bleier - Webster Tower and Terrace
Subject: New Construction - 650 Divisadero St., San Francisco, CA 94115

To Whom It May Concern:

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since August 2016. The service provided is courteous, secure and excellent. The staff at Webster Tower & Terrace have also been very thorough with following through with requests. I really enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. Even though our apartment has interior facing bedroom(s), having an enclosed separated bedroom, with good quality and a fair price is the most important to us. I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at **650 Divisadero Street**, San Francisco.

Sincerely yours,

Michael Orozco Jr
1489 Webster Street, #803
San Francisco, CA 94115

Michael Orozco Jr.
Technical Sourcer | Uber Technologies
Uber Engineering Blog | The People of #UberEng | @UberEng | Uber Open Source

From:	Lindsay, David (CPC)
To:	May, Christopher (CPC)
Subject:	FW: New Construction - 650 Divisadero St.,
Date:	Tuesday, November 29, 2016 8:54:54 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

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Another support for 650 Divisadero

David Lindsay
Senior Planner, Northwest Quadrant, Current Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.558.6393 | Fax: 415.558.6409
Email: david.lindsay@sfgov.org
Web: www.sfplanning.org

From: Christina Yu [mailto:christinayu90@gmail.com]
Sent: Monday, November 28, 2016 5:22 PM
To: Lindsay, David (CPC)
Cc: Michael Bleier - Webster Tower and Terrace
Subject: New Construction - 650 Divisadero St.,

To Whom It May Concern:

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since November 2015. The service provided is courteous, secure and excellent. We really enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. Even though our apartment has interior facing bedroom(s), having an enclosed separated bedroom, with good quality and a fair price is the most important to us. I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at **650 Divisadero Street**, San Francisco.

Sincerely yours,

--
Christina Yu, CPA
UCLA Class of 2013 | Business Economics
christinayu90@gmail.com

From:	Lindsay, David (CPC)
To:	May, Christopher (CPC)
Subject:	FW: Webster Tower & Terrace
Date:	Wednesday, November 30, 2016 9:02:05 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

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Another 650 Divisadero support email

David Lindsay
Senior Planner, Northwest Quadrant, Current Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.558.6393 | Fax: 415.558.6409
Email: david.lindsay@sfgov.org
Web: www.sfplanning.org

From: Tina Liu [mailto:tliu21@gmail.com]
Sent: Tuesday, November 29, 2016 9:26 PM
To: Lindsay, David (CPC)
Cc: Michael Bleier - Webster Tower and Terrace
Subject: Webster Tower & Terrace

David Lindsay,

I have been living at Webster Tower & Terrace, 1489 Webster Street, San Francisco since March 2016. The service provided is courteous, secure and excellent. We really enjoy the apartment arrangement and the new floor plans that Webster Tower and Terrace has constructed. Even though our apartment has interior facing bedroom(s), having an enclosed separated bedroom, with good quality and a fair price is the most important to us. I am still enjoying living in Webster Tower and I whole heartedly support the same developer for the project at **650 Divisadero Street**, San Francisco.

Sincerely,
Tina Liu
1489 Webster Street, #1209
San Francisco, CA 94115

--
Tina Liu
571-332-3067

From:	Lindsay, David (CPC)
To:	May, Christopher (CPC)
Subject:	FW: Webster Tower Floor Plan Rec
Date:	Monday, November 28, 2016 2:07:37 PM
Attachments:	Rec-WebsterTower.pdf image001.png image002.png image003.png image004.png image005.png

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Another support letter for 650 Divis.

David Lindsay
Senior Planner, Northwest Quadrant, Current Planning

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.558.6393 | Fax: 415.558.6409
Email: david.lindsay@sfgov.org
Web: www.sfplanning.org

From: Alex Danilychev Jr [mailto:adanilychevjr@gmail.com]
Sent: Monday, November 28, 2016 1:21 PM
To: Lindsay, David (CPC)
Cc: Michael Bleier - Webster Tower and Terrace
Subject: Webster Tower Floor Plan Rec

To whom it may concern:

I've attached my recommendation for Webster Tower's management and floor plans.

Best,

Alexander Danilychev Jr

From:	Tracey Holland
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	I Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:31:11 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

A building of this size with only 9 affordable units is not a reasonable interpretation of "increasing affordability" on Divis. This city is being taken over by the wealthy, tech industry, and corporate interests, and it is saddening to say the least. Please help do your part to keep San Francisco affordable for more than just the wealthy. Affordable housing is an important part of keeping the city diverse and maintaining its core character - as a champion for ALL.

Thank you,
Tracey Holland

From:	Capt Nemo
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Sunday, January 15, 2017 11:11:09 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
J.W. Sheffield, LCSW

From:	Grove Residents" Rights Resource
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Sunday, January 15, 2017 5:06:27 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Michael Kirby

From:	Christine Wilhelmy
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Sunday, January 15, 2017 6:22:49 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Christine Wilhelmy

Christine Wilhelmy
643 Divisadero Street #102
San Francisco, CA 94117

Phone : 415 846 5075
Email: cwilhelmy@icloud.com

From:	Amy Farah Weiss
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Monday, January 16, 2017 10:34:03 AM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units.

The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Amy Farah Weiss
Former Divisadero Neighbor and Founder of Neighbors Developing Divisadero

From:	Lisa Awbrey
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Monday, January 16, 2017 11:10:17 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Sent from my iPad

From:	Ben Wilson
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Monday, January 16, 2017 12:10:13 PM

Dear SF Planning Commission,

As a conscientious neighbor, I was shocked to hear how few affordable units are being proposed for the 650 Divisadero project. I oppose the approval of 650 Divisadero until more affordable units are offered. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors.

Thank you,
Ben

From:	Rebecca
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 10:00:51 AM

Please Table this! We need affordable housing, not more pricy pied-á- terres

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

From:	Jordan Brewster
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:40:15 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Jordan Brewster

From:	sfcookin@aol.com
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 11:01:40 AM

Dear SF Planning Commission, I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date. Thank you,

From:	Esther Marks
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:39:59 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

From:	Gus Hernandez
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:37:21 AM

Dear SF Planning Commission,

Affordable Divis is a group of neighbors concerned about the lack of affordable housing in our neighborhod. We oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors.

We ask that the Planning Commission continue this item to a later date.

Thank you,

Gus Hernandez
Chair, Affordable Divis Steering Committee

From:	Maria Wabl
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 1:43:09 PM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Maria Wabl

From:	Jesse Spencer
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:34:58 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Jesse Spencer
830 Hayes

From:	Terry Erickson
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:28:55 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Terry Erickson
Local Resident

From:	Bridget Webster
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:26:37 AM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Bridget Webster
816 Divisadero Street

From:	charles melancon
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:25:39 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

From:	Carolyn Gadson
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:25:27 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

From:	Aram Fischer
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 1:58:38 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Aram Fischer
1082 Fulton Street
SF, CA 94117

From:	Robin Drysdale
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 1:43:02 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Robin Drysdale

Resident, NOPA neighborhood of San Francisco

From:	Deek Speredelozzi
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 12:26:10 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Deek Speredelozzi
314 Baker St
Apt B
San Francisco, CA 94117

From:	john johnson
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 11:00:17 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

John Johnson
Lower Haight resident

From:	samkekoa@yahoo.com
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 12:02:58 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

S.k. Wilson

From:	Chris Morosini
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 12:01:24 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Chris Morosini
1353 Hayes St.

From:	Joyce Lavey
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 11:25:04 AM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Joyce M. Lavey
Potrero Hill Resident

From:	Kim Quinones
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 11:23:19 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Kim Quinones

Sent from my iPhone

From:	mario donoso
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 2:42:03 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Mario Donoso

From:	Heidi Marshall Booth
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 10:57:31 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.
The re-zoning of this area should have never happened and if any of you lived near this area, I live 1/2 a block away, you would understand that it is already overcrowded with people, cars and consequent noise not to mention crime that will most certainly be exacerbated by this building, the Harding Theater project, a proposed brewery, etc.
Enough.

Thank you,
Heidi Marshall Booth

From:	Fiona Friedland
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); joel.koppel@sfgov.or; Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 10:39:15 AM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Fiona Friedland

736 Haight St

94117

From:	Jackie Hasa
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:59:46 AM

Dear SF Planning Commission,

As a 10-year resident of the Divisadero corridor, I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Jackie Hasa

From:	Daniel Lovett
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 10:36:38 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Daniel Lovett
1176 Fulton St.
San Francisco
94117

From:	John Cawley
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 10:27:37 AM

Dear SF Planning Commission,
Having lived in the Western Addition on and off for 50 years I am constantly astounded at the displacement of the core population.
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

From:	Eihway Su
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Breed, London (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 10:25:36 AM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Eihway Su
170 Parnassus Ave., #2
SF CA 94117

From:	Myles E Dixon
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 10:08:54 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Sent from my iPhone

From:	Lucy Ruiz
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Monday, January 16, 2017 5:06:17 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Lucy Ruiz

From:	BarbaraJRoos
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:57:33 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

From:	Hailee Cooper
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:56:00 AM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. As someone who has lived in this neighborhood for over a decade (probably considered a "long time resident" these days!) and has recently started a family I know first hand how important affordable housing is to our community. We love our neighborhood and hope we can continue living here but as we look to find an affordable 2 bedroom apartment we are realizing that we are better off talking about leaving The Bay Area altogether. We need MORE affordable housing to protect residents who are continually being priced out of their homes and The Bay Area at large. We are working class citizens and members of the community who love this city and would like to continue working, living, and loving here. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Hailee Cooper

From:	Rosemary McCracken
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:51:04 AM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Rosemary Mccracken

From:	Marjorie
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:48:40 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Best Regards
Marjorie Davis
Sent from iPhone 6S

From:	J.
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 9:45:02 AM

Dear SF Planning Commission,

I strongly oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors.

I ask that the Planning Commission please continue this item to a later date.

Thank you,
Julie

From:	Sten Rudstrom
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Sunday, January 15, 2017 8:25:52 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Sten Rudstrom
Action Theater Berlin
Parkstrasse 15 A
13086 Berlin
Germany
www.stenrudstrom.com
info@stenrudstrom.com
stenr@aol.com
Tel: + 49 (0)30 69 59 8848
Mobile: +49 (0)160 106 2309

USA:
918 Broderick St.
San Francisco, CA
94115-4420
Tel: +1 415 928 2578
Mobile: +1 415 937 2502

From:	Katherine Riley
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 13, 2017 11:13:34 AM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Katherine

From:	Donna Thomson
To:	May, Christopher (CPC)
Subject:	Please forward this
Date:	Tuesday, October 04, 2016 11:45:41 AM

Dear Mr. May,

Would you please forward this to the Planning commissioners for me? I am mailing it, but fear it may not be received and this is a very important issue for my tenants. My tenants will be working during the commissions' hearing and will have no voice in the matter. I will be out of town, because I was unable to reschedule my flight.

Thank you sincerely,

Donna Thomson

San Francisco Planning Commission
Commission Chambers, Room 400
City Hall 1 Dr. Carlton B. Goodlett Pl
San Francisco CA 94102-4689
<!--[if !supportEmptyParas]--> <!--[endif]-->
<!--[if !supportEmptyParas]--> <!--[endif]-->
October 4, 2016
<!--[if !supportEmptyParas]--> <!--[endif]-->
<!--[if !supportEmptyParas]--> <!--[endif]-->
Re: Hearing date October 20, 2016
Conditional Use & Variance
<!--[if !supportEmptyParas]--> <!--[endif]-->
Project Address: 650 Divisadero St
Cross Street: Grove St
Block/Lot No: 1202 / 002B
Zoning District: Divisadero St NCT
<!--[if !supportEmptyParas]--> <!--[endif]-->
Dear Sirs:
<!--[if !supportEmptyParas]--> <!--[endif]-->
<!--[if !supportEmptyParas]--> <!--[endif]-->
I came before the Planning commission on July 21st and requested that the commission not delay the matter at hand until October 20th because my husband and I own the property at 1265 Grove St, just behind the proposed building site and are the most adversely impacted by the proposed project. We will be on vacation at that time and our situation needs to be heard by the commission. It was suggested that I explain everything in writing.
<!--[if !supportEmptyParas]--> <!--[endif]-->
The land owners originally proposed a 16 unit building with 16 parking spaces as well as 3 commercial spaces on the ground floor. They proposed to build a 6 story building to the west of my 4 story building, up against the property line and mimicking our existing light well at 1265 Grove street. This light well is shallow, because it was designed with a single story building in front of it. With a building 2 full stories above our building, we not only lose light, and views facing west, we lose passive solar heat, which our rent controlled tenants enjoyed, because they saved on heating costs. With a light well that is only as large as ours, my tenants will be lucky to get any sun at all on the west side of the building, except when the sun is directly overhead for about half an hour. I know you don't really consider the loss of sunset views, but what about light?
<!--[if !supportEmptyParas]--> <!--[endif]-->
They also proposed to place their garage door directly next door to my building, so the opening and closing of the door late at night would disturb my tenants, along with the noise created when pulling out garbage cans. Does the garage door have to be directly next door to our building?
<!--[if !supportEmptyParas]--> <!--[endif]-->
After the Divisadero Street NCT decision passed your commission 9 to 0, and it was decided that density would benefit the city, even during a major period of drought, the owners proposed 52 units instead of the original 16, with 16 parking spaces. The only benefit to our property was that there would be a rear yard setback on the south eastern side of their property, that would allow

our building to receive more light. Now they propose a 60 unit building with 16 parking spaces and are asking for a “modification to the rear yard requirements pursuant to Planniing Code Section 134”. I have no idea how begging will come across in a letter, but I implore you to not grant this modification. My tenants need sunlight. It’s bad enough that my tenants 2 kitchen windows with face bathroom windows and decks from the proposed project. Instead of a sunset view they could possibly be subjected to decks becoming impromptu storage space. Every one of our tenants rented our apartments because the kitchens were so bright and sunny, even those on the first floor.
<!--[if !supportEmptyParas]--> <!--[endif]-->
When a meeting occurred in the neighborhood, most neighbors asked if more parking could be considered, since most families have 2 cars and with the loss of many spaces due to bike paths, parklets (3 within 2 blocks taking up 9 spaces), new red zones on corners that serve no obvious purpose, City Car Share and Zip Car spaces being taken away from the neighbors and a parking problem that existed before all these losses happened; the new building was going to be adding to the problem, especially if their commercial tenants bring in people from all over the city. The owners seemed to believe that if they took away the existing driveway, the extra 2 spaces would alleviate the concern. They also commented that in order to put in more parking they would have to petition the city to do so, as if that were a difficulty. We would like you to consider requiring more parking for the 52 units. It is most obvious that the owners will be renting to anyone willing to pay the rent, regardless of whether or not they own vehicles that will burden this neighborhood that is already suffering from the density of the city. Do you know what it is like to try and find parking late at night, then passing 3 spaces that were replaced by a coffee shop parklet? A coffee shop that closed at 6:00 p.m.?
<!--[if !supportEmptyParas]--> <!--[endif]-->
If you cannot consider my building, please, at the very least consider the neighborhood and the parking problem that will be acerbated by a 52-60 unit building with only 16 parking spaces.
<!--[if !supportEmptyParas]--> <!--[endif]-->
Sincerely,
<!--[if !supportEmptyParas]--> <!--[endif]-->
<!--[if !supportEmptyParas]--> <!--[endif]-->
<!--[if !supportEmptyParas]--> <!--[endif]-->
Donna Thomson
<!--[if !supportEmptyParas]--> <!--[endif]-->
P.S. Can you forward your decision to me through an email? Our email address is:
<!--[if !supportEmptyParas]-->thomson_bldg@yahoo.com <!--[endif]-->

From:	Shoshi Parks
To:	Secretary, Commissions (CPC)
Subject:	Please make sure more affordable units are included at 650 Divis
Date:	Tuesday, January 17, 2017 8:30:24 AM

Dear Planning Commission,

I oppose the approval of 650 Divisadero as proposed, since it does not include enough on-site affordable units. I ask that you continue this hearing until new requirements are in place for affordable units on Divisadero.

Sincerely,
Shoshi Parks
1761 Golden Gate Ave. #2

--
Shoshi Parks, Ph.D., CPDT-KA, CSAT
Owner, Modern Hound
Cell: 617-957-2980

From:	Fennel Doyle
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Affordable Divis; Board of Supervisors, (BOS)
Subject:	Say NO! NO! NO! OPPOSE approval of 650 Divisadero
Date:	Friday, January 13, 2017 11:20:31 AM

Good morning SF Planning Commission,

My family whole heartedly OPPOSES the approval of 650 Divisadero as proposed at this time.

The project as proposed does NOT include enough affordable units. This is shameful. 9 measly units!?.Ridiculous banter. What happened to your promise of AT LEAST a quarter. Marginalizing our local Western Addition pre-school teachers, creativity, educators, my black & brown faced neighbors, and young families is wrong. Remember: budgets are moral documents.

The Planning Commission should NOT vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Fennel (and Fabricio) Doyle
13 year Divisadero resident

From:	Diedra D. Booker
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Tuesday, January 17, 2017 10:57:07 PM

Dear SF Planning Commission, I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date. Thank you,

From:	Brett Miller
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Wednesday, January 18, 2017 7:59:06 PM

Dear SF Planning Commission, I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Brett Miller
District 5 Resident
Affordable Divis Member

From:	C D
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Wednesday, January 18, 2017 10:28:09 PM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

If the point is to address affordability, this project I oppose!

Thank you,

Charles

From:	R
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 19, 2017 10:22:32 AM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Richard Kay
Lower Haight Resident

From:	Denise Zietlow
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 19, 2017 10:44:59 AM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,
Denise Zietlow

From:	Neskel
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Friday, January 20, 2017 12:12:01 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you, Rebecca Nestle
1504c McAllister St 94115
(Ellis Act eviction in process)

Sent from my iPhone

From:	Secretary, Commissions (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC); May, Christopher (CPC)
Subject:	FW: 650 Divisadero
Date:	Tuesday, January 24, 2017 11:06:00 AM

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Direct: 415-558-6309 | Fax: 415-558-6409

commissions.secretary@sfgov.org
www.sfplanning.org

From: Aaron VanDevender [mailto:sig@netdot.net]
Sent: Tuesday, January 24, 2017 10:56 AM
To: Secretary, Commissions (CPC)
Subject: 650 Divisadero

I support the immediate approval of 650 Divisadero as proposed. Any delay would exacerbate prevailing housing shortage. Housing delayed is housing denied.

Thank you.
-Aaron

From:	eriq94110@aol.com
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Tuesday, January 24, 2017 10:30:57 PM

Dear SF Planning Commission, I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date. Thank you, we need more affordable housing city wide.

Erick Arguello

From:	lauren abrams
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Wednesday, January 25, 2017 5:31:53 AM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date. Thank you,

Lauren Abrams

From:	Griffin Jones
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Wednesday, January 25, 2017 11:39:12 AM

Dear SF Planning Commission,

I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

Griffin Jones
963 Hayes St

From:	jolsenhomebrewer
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 26, 2017 7:56:26 AM

Dear SF Planning Commission,

I've lived across the street from the proposed development at the Alouis Radiator shop for 8 years. I've received at least 10 planning commission letters over the last few years. Each time the development is LARGER. It's a bad fit for the neighborhood. No one who currently lives in the neighborhood can afford to move into the proposed units.

I've watched development after development across the City. All soulless and gentrified. Don't make Divis the next Hayes Valley!!!!

Why not make the building 166 units, or 566 units? That would make the developers happy. More money!

Furthermore, I love living near the Independent. The proposed development will result in noise complaints and closure of a neighborhood gem. Would you rather live across the street from a fantastic music venue or a corporate complex?

One of the reasons I moved to my eccentric neighborhood was the access to live music and the diverse menagerie of characters that live nearby. Don't homogenize and dumb down my home!

Please stop approving larger and larger plans. If memory serves, this development started at 16 units!

I vote and I will make my opinion heard.

Also, please listen to my neighbors. There is a tight knit community along Divis that takes care of each other.

Justin

From:	Basil Ayish
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Wednesday, January 25, 2017 4:10:11 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed greatly expands the number of units without allocating an appropriate number of affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date. Moving forward on the project as is would be in direct opposition to the stated goal of increasing affordable housing, which is desperately needed and must be included in all new projects.

Thank you,

Basil Ayish
1751 Grove St
San Francisco 94117

From:	Secretary, Commissions (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	May, Christopher (CPC); Gerber, Patricia (CPC)
Subject:	FW: Please approve the development at 650 Divisadero St.
Date:	Wednesday, January 25, 2017 2:05:40 PM

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www.sfplanning.org

From: pierre-andre donzier [mailto:padonzier@hotmail.com]
Sent: Wednesday, January 25, 2017 11:35 AM
To: Secretary, Commissions (CPC); Chang, Tina (CPC)
Cc: raimondo@amrci.com
Subject: Please approve the development at 650 Divisadero St.

Honorable President and Members of the Planning Commission,

I've been a resident of San Francisco for over 7 years and I support the approval of 650 Divisadero as proposed.

We need more housing in San Francisco to address the current shortage that is causing stresses all over the city. San Francisco will continue to be one the most attractive cities in United States and more people will move here. If we don't build units, we will continue to see gentrification and raising rents.

650 Divisadero is perfectly positioned in the Divisadero corridor on a corner lot. Tenants will be able to live there without owning a car and use public transportation. The building has an outstanding design and will fit perfectly into the neighborhood.

Please do not delay further the building of much needed housing units!

Pierre-Andre Donzier
2030 Vallejo st, San Francisco, CA, 94123

From:	aida jones
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS)
Subject:	Oppose approval of 650 Divisadero
Date:	Thursday, January 26, 2017 1:55:27 PM

Dear SF Planning Commission,
I oppose the approval of 650 Divisadero as proposed at this time. The project as proposed does not include enough affordable units. The Planning Commission should not vote on the project until the Divisadero-Fillmore legislation, which was approved at the Planning Commission last year, is finalized at the Board of Supervisors. I ask that the Planning Commission continue this item to a later date.

Thank you,

[sent from iphone]

From:	Secretary, Commissions (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC); May, Christopher (CPC)
Subject:	FW: Support 650 Divisadero
Date:	Friday, January 27, 2017 10:46:34 AM

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Direct: 415-558-6309 | Fax: 415-558-6409

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From: Charles Whitfield [mailto:whitfield.cw@gmail.com]
Sent: Thursday, January 26, 2017 11:31 AM
To: Secretary, Commissions (CPC)
Subject: Support 650 Divisadero

Dear SF Planning Commision,

I support the approval of 650 Divisadero as proposed. It adds more affordable housing and more housing overall, and San Francisco is in dire need of increased housing density.

Thank you,

Charles Whitfield
San Francisco Resident

From:	Secretary, Commissions (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC); May, Christopher (CPC)
Subject:	FW: Feedback on the 650 Divisadero project
Date:	Friday, January 27, 2017 10:46:53 AM

Office of Commission Affairs

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Direct: 415-558-6309 | Fax: 415-558-6409

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From: T R [mailto:biggihan@hotmail.com]
Sent: Thursday, January 26, 2017 5:52 PM
To: Secretary, Commissions (CPC)
Subject: Feedback on the 650 Divisadero project

Hello,

My name is Theodore, and I'm a long-time resident of the Excelsior district. I could not come to the meeting today, so I'm sending this feedback about 650 Divisadero:

I am disappointed in the commission for Continuing the project and not approving it. As one of his last acts as supervisor, David Campos threw a tantrum and demanded that projects in the Mission consider the risk of displacement in their EIR. I think that is an undue burden on developers, but the Planning Commission should keep in mind:

Every time you delay a project and add restrictions to it, you increase the risk of displacement in the whole city. Already, we have the most difficult approval process in the country. Only the biggest, most corrupt developers can succeed in this environment. You have the opportunity to fix it.

A vote to delay is not a vote to preserve. A vote to delay is a vote to gentrify.

From:	Sam Mogannam
To:	May, Christopher (CPC)
Cc:	Calvin Tsay
Subject:	650 Divisadero St
Date:	Thursday, March 30, 2017 5:07:13 PM

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to support the project located at 650 Divisadero. The Project would provide relief for San Francisco's desperate need for more rental housing. This neighborhood project would develop a currently underutilized site and provide 66 rental units and retail spaces that will further complement and enhance the NOPA neighborhood.

During the neighborhood outreach and project planning process, I found the development team to be very clear and transparent in their project goals, extremely responsive and receptive to my questions and concerns, and sincere in their intention to being great community partners.

I strongly support and encourage you to approve the 650 Divisadero Project for the following reasons:

- This project will provide affordable rental units for low and middle income residents in the Western Addition.
- The project sponsor has voluntarily increased the on-site affordable rental units.
- The on-site affordable units will provide a neighborhood preference to existing District 5 residents.
- The Project will provide retail space to further enhance the Divisadero corridor and bring more employment opportunities to the neighborhood.
- The project design is aesthetically pleasing, thoughtful, and incorporates design elements that complement the existing neighborhood.
- The San Francisco based developer has a 30+ year proven track record of successful projects and a consistent history of being a prominent supporter of District 5 businesses and non-profits.

Thank you for your consideration.

Sincerely,

Sam Mogannam

Thanks,

Sam Mogannam
Bi-Rite Family of Businesses
creating community through food™

3639 18th Street
San Francisco, CA 94110
415-241-9760 ext 8601

www.biritemarket.com
follow us on twitter:
@biritesf
@sammogannam
@eatgoodfoodbook
Co-author of *EAT GOOD FOOD: a grocer's guide to shopping, cooking, and creating community through food*

From:	sfcookin@aol.com
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Saturday, April 01, 2017 11:09:38 AM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood. I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households. We want more affordable housing for people who need it, not less! The parking requirements for this site are ridiculous, considering the new density allowed under recent legislation. I am already towing 1-5 vehicles out of my driveway every week now.

J.Kaminsky
339 & 350 Divisadero St.

From:	Arla Ertz
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Dean Preston; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Saturday, April 01, 2017 11:13:22 AM

Hello,

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households. This is outrageously low and a giveaway to developers and a takeaway from those who can least afford it.

We want more affordable housing for people who need it, not less! Please do the right thing, and do NOT allow this to happen!

Thank you,

Arla S. Ertz
District 5 San Franciscan

From:	aida jones
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Dean Preston; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS); Breed, London (BOS)
Subject:	just not this version of 650 divisadero
Date:	Saturday, April 01, 2017 11:20:18 AM

hello board of supervisors & planning commission.

there's simply not enough on-site affordable housing in the 650 divisadero plan.

we can do better. clearly the change in zoning has been a generous gift to these
developers and they in turn can be more generous in their ration of on-site affordable
units.

we must balance business profits with the needs of our citizenry and that's why i
oppose 650 divisadero for not including enough on-site affordable housing.

without more affordable units the change in our neighborhood is irreparable. study
after study shows that a mix of diversity in income levels benefit the most vulnerable in
our society. we must stop building silos of wealth and silos of public housing. they
must be integrated together.

& i strongly oppose Supervisor Breed's latest divisadero-fillmore legislation, which
is a retraction of her campaign promises (in a reëlection so close it should cause a
reëvaluation of policy), requiring a paltry 6% on-site units to be affordable to low
income households.

again, we can do better. we want more affordable housing for people who need it and help
all citizens.

thank you for your time and attention. see you thursday.

regards,
aïda jones

d5 resident

ps: why was fillmore upzoned and what plans are in the works there?

From:	Fiona Friedland
To:	Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Cc:	May, Christopher (CPC)
Subject:	I oppose 650 Divisadero
Date:	Saturday, April 01, 2017 11:31:40 AM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!

Are you getting the message!?!

Fiona Friedland

736 Haight St 94117

From:	Carolyn Hanrahan
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Saturday, April 01, 2017 12:26:38 PM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!

From:	katherine riley
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Saturday, April 01, 2017 1:26:51 PM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!

Katherine

From:	Timothy Pursell
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Saturday, April 01, 2017 2:51:32 PM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!

Tim

~~ Follow the Yellow Brick Road

From:	David Ruiz
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Saturday, April 01, 2017 3:41:49 PM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!
Sent from the Google Pixel phone!

From:	Stuart Nacht
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Saturday, April 01, 2017 3:57:17 PM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!

From:	MaryEllen Churchill
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Cc:	MaryEllen Churchill
Subject:	I oppose 650 Divisadero
Date:	Saturday, April 01, 2017 4:18:45 PM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

This is outrageous! We must have more affordable housing for people who need it, not less!

Mary Ellen Churchill
121 Clayton Street
District 5
San Francisco

Sent from my iPhone

From:	Kathleen Gee
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Saturday, April 01, 2017 5:21:39 PM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!

From:	Sue Eich
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Saturday, April 01, 2017 6:57:04 PM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood. The City continues to out-price residents/would-be residents when it comes to housing.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households. We have all asked for more affordable housing, not less. 6% is not sufficient by any standards.

We want more affordable housing for people who need it, not less!

Thank you for listening.

Regards,

Sue Eich
1240 Hayes St.

Sent from my iPhone

From:	lgpetty@juno.com
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS); Breed, London (BOS)
Subject:	Proposed 650 Divisadero Development & Fillmore/Divisadero Corridors Pl an
Date:	Saturday, April 01, 2017 7:54:25 PM

Re: **650 Divisadero Development proposal on April 6 Planning Commission Agenda**

and Re: **Fillmore/Divisadero Corridors proposal item on April 2 Board of Supervisors Land Use Committee Agenda**

This should be continued until such time as the affordable units are increased
to at least 23 percent for this grandfathered development as promised to the community by Supervisor Breed as per her original Fillmore/Divisadero corridor plan.
And for any future residential developments, the Corridors plan should be in alignment with the Inclusionary Housing guidelines under 2016 Prop. C.

The building of luxury units at 650 Divisadero, which the community sees no need for, can only be justified by the inclusion of sufficient affordable units to actually meet the community's needs.

Thank you
Lorraine Petty
District 5 voter

From:	Sara Judge
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Saturday, April 01, 2017 8:32:38 PM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!

Respectfully,
Sara Judge

From:	Antonio Chavez
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Sunday, April 02, 2017 1:22:04 AM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!

The neighborhood is rapidly changing and people who don't have a large cash surplus are left behind. I work hard everyday to pay my rent and bills but i am blessed to have affordable housing. Most of my long time neighbors were not so lucky. Most have moved away.

In the most true San Francisco fashion, i try to be open minded and welcoming to all people from all walks of life. But As hard as i try, i can't help but feel alienated in this "New SF", because it feels like the city has big plans that don't include people like me.

I strongly feel like This new plan will only deepen the divide that is already impossible to ignore in the city. The working class pays taxes, and we deserve the help we need.

From:	gary gregerson
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Sunday, April 02, 2017 8:13:45 PM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood. I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households. We want more affordable housing for people who need it, not less!

Sincerely,

Gary Gregerson
SF, CA

From:	Jackie Hasa
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Monday, April 03, 2017 8:32:53 AM

Dear Supervisors and Commissioners,

As a District 5 neighbor who has lived at Hayes and Divisadero since 2008, I am writing to express my opposition to 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood. I worry for both the character of the area -- which is increasingly catering to high-income residents in the gentrification spiral we've all become so familiar with -- and also the needs of low-income San Francisco residents.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households. This is ridiculously low, and while middle-class people also need support in the city, it should not come at the expense of lower-income people. I myself am middle-income, clocking in at about the AMI, and while I do not know how I could find housing in the city if I had to leave my rent-controlled apartment, I would cringe at the thought of taking away benefits from someone who has to struggle more than I.

We want more affordable housing for people who need it, not less!

Thanks for considering this note.

Jackie Hasa

1245 Hayes Street #4
San Francisco, CA 94117

From:	meredith mcintosh
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Monday, April 03, 2017 10:32:25 AM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood. I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households. We want more affordable housing for people who need it, not less!

From:	John Cawley
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Monday, April 03, 2017 1:36:44 PM

We hear a lot of talk form our elected officials about the increasing inequality between the rich and the not
well off but when it comes time to do something about it, the developers always are the winners.

As a long time resident of the this neighborhood, I strongly oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood. What we love about San Francisco is fast becoming nostalgia.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!

From:	Neskel
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Monday, April 03, 2017 2:58:42 PM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!

Thank you.
Rebecca Nestle
1504c McAllister St. 94115 (displaced by fire and evicted under Ellis Act)

Sent from my iPhone

From:	Janet Philpott
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Monday, April 03, 2017 7:12:04 PM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!

J. Philpott

From:	Nathaniel Ford
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I support 650 Divisadero
Date:	Monday, April 03, 2017 8:28:13 PM

To whom it may concern,

As a resident of San Francisco's District 5, I fully support more housing. I think that the Divisadero Project should go forward, and is the only way we can make headway into having enough housing that market prices become affordable for everyone. I am opposed to stopping projects to reach arbitrary affordability limits - as long as some is provided, I am satisfied. Instead, I believe we should focus on more, quality housing: the buildings that are built now will last a long time, and we must ensure that the units are large enough to provide actually comfortable housing, and that there are enough that we are adequately increasing the housing supply.

I recognize that this city is filled with special interests, but I encourage you, the leaders, to have a vision that will ultimately provide for us all in the long term. This means supporting development: we cannot afford to continue to stymie the infrastructure investments we need in both the public and private sectors.

-Nathaniel Ford
1346 McAllister
San Francisco Resident since 2011

From:	Marta Grzymała
To:	May, Christopher (CPC); cpccommissionsecretary@sfgpv.org
Cc:	Rafael Rodríguez
Subject:	[650 Divisadero building] Concerns regarding living conditions during construction
Date:	Monday, April 03, 2017 9:30:03 PM

Dear Mr. May and Mr. Ionin,

We would like to express our concern related to some aspects of planned construction of the 650 Divisadero building. We live in the building next door (1265 Grove Street, apartment 202) and the planned construction will have direct impact on our living conditions during this time.

We would appreciate carrying the construction work only during the workweek (Monday-Friday). Given that we try to rest from intense work during the weekends, the construction noise would be highly disturbing and affect quality of life in our current apartment.

We would appreciate leaving as is the tree at the back of our building. This is actually one of the reasons we like living at 1265 Grove Street so much. Please do not remove it or make any changes to it.

I hope you will take into consideration our point of view as we are concerned about the quality of our life in this apartment during and after construction period.

Best regards,
Marta Grzymala & Rafael Rodriguez Calvo

From:	Russell Howze
To:	May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject:	I oppose 650 Divisadero
Date:	Tuesday, April 04, 2017 7:12:51 AM

I oppose 650 Divisadero for not including enough on-site affordable housing. Without sufficient affordable units, this project is neither necessary nor desirable for our neighborhood.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it, not less!

Finally, with the overwhelming use of services like Uber and tech commuter buses, I am also afraid that this larger building will make the double parking, traffic and larger vehicle traffic even wors on our already narrow, overwhelmed street/corridor. As an avid cyclist and pedestrian, care and concern to the transportation needs need to be fully taken care of.

Thanks,
Russell Howze
1060 Divisadero St.
SF

From:	Heike Kilian
To:	May, Christopher (CPC)
Cc:	Secretary, Commissions (CPC)
Subject:	650 Divisadero and protecting the Walnut Tree
Date:	Wednesday, April 05, 2017 10:42:09 AM
Attachments:	photo.PNG

Please forward to the San Francisco Planning Commissioners

April 3,1017

Dear Planning Commissioners,

I am an adjacent property owner at 1261 Grove and need to ask for your help with the following:

Please require a tree protection plan for the Walnut tree at 1265 Grove to be included in the Conditional Use Permit for 650 Divisadero Street.

This old growth black walnut was planted in the 1920s making it over 90 years old. It is 4 stories tall, has a canopy that spans 3 building wide, and is a significant tree that needs to be considered when approving this proposed development. The trunk measures 12 feet in circumference and its root system has grown against and under the existing radiator building that will be demolished for under grade parking and the open space terrace at the corner of the rear property lines. The tree provides a park like aesthetics for our properties, as well as the nursing home and other residential buildings on Hayes that share this rear yard block. Our buildings at 1265 and 1261 Grove do not have much back yard open space so the Tree provides that for us. It is the reason I purchased my rear unit in November 2016.

As you consider approving the modification to rear yard setback, please remember that if the rear yard was being proposed on the first floor as required, (since there are residential units on the first floor,) this tree root system would be better protected. Perhaps a couple of the parking spots in the critical root zone need to be modified. **I request that professional tree protection arborist be consulted on the excavation for under grade stackable parking and footings within 35 feet of the trunk.**

We met with the development team for this project last week to discuss our concerns about the damage to the tree and light issues to the adjacent building. A couple of mitigation solutions that were presented involved keeping the existing radiator buildings wall that goes 7 feet under grade in the back corner where the tree is (the existing building is 10 feet from the trunk, please see attached pictures) and using a shot Crete construction method for the new wall and footings. Also the possibility of moving the ride share parking spot to this location as it will not be a stackable spot. These sounds like great suggestions, and we are thankful that the architect and owner offered these. We would like these and other mitigations that a tree professional suggests to become a requirement of the CUP. (i.e. arborist on site during construction to protect and cut roots, types of excavation techniques that are root sparing, and if necessary changing the parking configuration) The Development team indicated to us, that they are open to working with an arborist, but to ensure this will really happen, it should be a requirement of the CUP.

Since a damaged tree does not die overnight, we would like to request that a **Tree Bond** be required of the developer for 5 years. Thank you for helping save this tree, we all benefit by its continued presence!!

Sincerely,

Heike Kilian
1261 Grove #6
San Francisco, CA 94117
Ven2sb@aol.com

From:	Luke Duncan
To:	May, Christopher (CPC)
Cc:	board@nopna.org
Subject:	650 Divisadero
Date:	Saturday, April 22, 2017 11:42:54 AM

Hello,

I'm a home owner and member of the North of Panhandle community. I've been following along with the 650 Divisadero developments through the NOPNA newsletter.

I'm sure you get many emails from people expressing negative opinions about this development. I want to provide a positive one. San Francisco needs to increase its housing stock. As a neighbor, I support the exception on bulk restrictions for this project.

Regards,
Luke Duncan

From:	Jessica Coville
To:	May, Christopher (CPC); cpccommissionsecretary@sfgpv.org
Subject:	I am a resident of 1265 Grove Street, San Francisco
Date:	Monday, May 08, 2017 1:40:25 PM

Good afternoon:

My name is Jessica Coville and I am a resident of 1265 Grove Street in San Francisco. My understanding is that the intention for construction for 650 Divisadero Street is planned for 7 days a week. This is unacceptable. This is a residential street; this is not downtown living. There are so many reasons why this 6-story building -- the only one I see that's new along the Divisadero corridor -- is troublesome and upsetting, but it is entirely unacceptable for our weekends to be disrupted by construction. I am asking you and the planning commission to limit construction to 5 days per week.

This building -- and its false promises of "affordable housing" -- is an egregious example of the erosion of the wonderful communities in San Francisco. And if you think this is one more NIMBY complaining, you're right. This is my back yard. This land grab by realtors and AirBNBs in San Francisco marks a significant end. And as the city planning commission allows this construction to homogenize San Francisco with sameness, realize that you are also complicit in the end of what makes this city special.

Sincerely,
Jessica Coville

From:	Secretary, Commissions (CPC)
To:	Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc:	Gerber, Patricia (CPC); May, Christopher (CPC)
Subject:	FW: I oppose 650 Divisadero
Date:	Monday, April 03, 2017 9:05:41 AM

Office of Commission Affairs

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

commissions.secretary@sfgov.org
www.sfplanning.org

From: FDC Dr. Tiltmann [mailto:drtiltmann@fdchiro.com]
Sent: Sunday, April 02, 2017 11:39 AM
To: May, Christopher (CPC); Secretary, Commissions (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); affordabledivis@gmail.com; Board of Supervisors, (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Farrell, Mark (BOS)
Subject: I oppose 650 Divisadero

To the Planning Commission and the Board of Supervisors:

I am a resident and owner on Divisadero and Fulton. Affordable housing is an issue in SF. To create only 4 affordable housing units in a 66 unit building is too low. The affordable units should not be shoe boxes either.

There are many factors to consider and the cost of construction and labor is high as is the risk of building and financing a large project. I understand the need to maximize profits for the builder/investors. For each affordable unit made available, the other market price units will have to some degree cover the costs of the lost revenue of those units.

Please make sure there is enough parking in the structure. People who spend over 1 million dollars on an apartment/condo will most likely have or need a car. Not everyone can use or rely on the public transit system. Simply not providing parking spaces will not deter them from owning a car and there is already very limited parking for the current residences and their guests.

I oppose 650 Divisadero for not including enough on-site affordable housing.

I also oppose Supervisor Breed's latest Divisadero-Fillmore legislation, which requires only 6% on-site units to be affordable to low income households.

We want more affordable housing for people who need it and we just need more quality housing.

The board may want to consider phasing out rent control and other artificial restrictions on a free housing market as there are thousands of unused and empty rental properties where the

landlord/owners deem the risk of renting too great with the current pro tenant legislation and therefore keep the units empty.

Best regards,

Kai Tiltmann

From:	Mark Kessler
To:	May, Christopher (CPC)
Subject:	650 Divisadero
Date:	Tuesday, May 30, 2017 3:07:42 PM
Attachments:	Kessler_650 Divisadero.pdf

Hi:

Attached please find my letter opposing the proposed development at 650 Divisadero.

Would you kindly review it and add it to the record.

Thank you.

Mark Kessler
Associate Professor
Department of Design, UC Davis

From:	Kelly Winter
To:	May, Christopher (CPC); cpccommissionsecretary@sfgpv.org
Subject:	650 Divisadero Building
Date:	Monday, May 15, 2017 12:11:46 PM
Attachments:	1265 Grove St. Letter.docx

Hi Chris,

Please find my letter attached regarding the construction of 650 Divsadero. This project is literally like putting the nail in the coffin to a neighborhood I have called home for so long. I thought when Brothers BBQ left, that was the end but I guess it was just the beginning.

Thanks for your consideration,
Kelly Winter

Exhibit G:

Inclusionary Affordable Housing Affidavit

Conditional Use Hearing
Case Number 2013.1037C
650 Divisadero Street
Block 1202 Lot 002B

SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR
Compliance with the Inclusionary Affordable Housing Program

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

Date: January 11, 2013

To: Applicants subject to Planning Code Section 415: Inclusionary Affordable Housing Program

From: San Francisco Planning Department

Re: Compliance with the Inclusionary Affordable Housing Program

All projects that involve ten or more new dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Section 415 of the Planning Code. Every project subject to Section 415 must pay an Affordable Housing Fee that is equivalent to the applicable percentage of the number of units in the principal project, which is 20% of the total number of units proposed (or the applicable percentage if subject to different area plan controls or requirements).

A project may be eligible for an Alternative to the Affordable Housing Fee if the developer chooses to commit to sell the new on- or off-residential units rather than offer them as rental units. Second, the project may be eligible for an Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act. All projects that can demonstrate that they are eligible for an alternative to the Affordable Housing Fee must provide the necessary documentation to the Planning Department and the Mayor's Office of Housing. Additional material may be required to determine if a project is eligible to fulfill the Program's requirements through an alternative.

Before the Planning Department and/or Planning Commission can act on the project, this *Affidavit for Compliance with the Inclusionary Affordable Housing Program* must be completed.

1 California Civil Code Section 1954.50 et.al.

Affidavit for Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415

December 28, 2016
Date

I, PATRICK SZETO, do hereby declare as follows:

a. The subject property is located at (address and block/lot):

650 Divisadero Street
Address

1202/002B
Block / Lot

b. The proposed project at the above address is subject to the Inclusionary Affordable Housing Program, Planning Code Section 415 et seq.

The Planning Case Number and/or Building Permit Number is:

2013.1037
Planning Case Number

Building Permit Number

This project requires the following approval:

☑ Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)

☐ This project is principally permitted.

The Current Planner assigned to my project within the Planning Department is:

Christopher May
Planner Name

Is this project within the Eastern Neighborhoods Plan Area?

☐ Yes (if yes, please indicate Tier) _____

☑ No

This project is exempt from the Inclusionary Affordable Housing Program because:

☐ This project is 100% affordable.

c. This project will comply with the Inclusionary Affordable Housing Program by:

☐ Payment of the Affordable Housing Fee prior to the first site or building permit issuance (Planning Code Section 415.5).

☑ On-site or Off-site Affordable Housing Alternative (Planning Code Sections 415.6 and 416.7).

d. If the project will comply with the Inclusionary Affordable Housing Program through an **On-site** or **Off-site Affordable Housing Alternative**, please fill out the following regarding how the project is eligible for an alternative and the accompanying unit mix tables on page 4.

- ☐ **Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- ☑ **Rental.** Exemption from Costa Hawkins Rental Housing Act.[2] The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 though one of the following:
  - ☐ Direct financial contribution from a public entity.
  - ☑ Development or density bonus or other public form of assistance.
  - ☐ Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

e. The Project Sponsor acknowledges that failure to sell the affordable units as ownership units or to eliminate the on-site or off-site affordable ownership-only units at any time will require the Project Sponsor to:

(1) Inform the Planning Department and the Mayor's Office of Housing and, if applicable, fill out a new affidavit;

(2) Record a new Notice of Special Restrictions; and

(3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

f. The Project Sponsor must pay the Affordable Housing Fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.

g. I am a duly authorized officer or owner of the subject property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
Executed on this day in:

SAN FRANCISCO, CA. — Location

12/28/16 — Date

Signature

PATRICK SZETO, MANAGER — Name (Print), Title

415-928-6600 — Contact Phone Number

cc: Mayor's Office of Housing
Planning Department Case Docket
Historic File, if applicable
Assessor's Office, if applicable

2 California Civil Code Section 1954.50 and following.

Unit Mix Tables

NUMBER OF ALL UNITS IN PRINCIPAL PROJECT:					
Total Number of Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
66	0	12	16	23	15

If you selected an On-site or Off-Site Alternative, please fill out the applicable section below:

☑ On-site Affordable Housing Alternative (Charter Section 16.110 (g) and Planning Code Section 415.6): calculated at 13.5% the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED *ON-SITE*					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
9	0	2	2	3	2

☐ Off-site Affordable Housing Alternative (Planning Code Section 415.7): calculated at 20% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED *OFF-SITE*					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

Area of Dwellings in Principal Project (in sq. feet)	Off-Site Project Address	
Area of Dwellings in Off-Site Project (in sq. feet)		
Off-Site Block/Lot(s)	Motion No. (if applicable)	Number of Market-Rate Units in the Off-site Project

☐ Combination of payment of a fee, on-site affordable units, or off-site affordable units with the following distribution:

Indicate what percent of each option would be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. Fee _____ % of affordable housing requirement.

2. On-Site _____ % of affordable housing requirement.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED *ON-SITE*					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

3. Off-Site _____ % of affordable housing requirement.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED *OFF-SITE*					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

Area of Dwellings in Principal Project (in sq. feet)	Off-Site Project Address	
Area of Dwellings in Off-Site Project (in sq. feet)		
Off-Site Block/Lot(s)	Motion No. (if applicable)	Number of Market-Rate Units in the Off-site Project

CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT	CONTACT INFORMATION AND DECLARATION OF SPONSOR OF OFF-SITE PROJECT (IF DIFFERENT)
Company Name DIVCO GROUP, LLC	Company Name
Print Name of Contact Person PATRICK SZETO	Print Name of Contact Person
Address 1489 WEBSTER ST. #218	Address
City, State, Zip SAN FRANCISCO, CA 94115	City, State, Zip
Phone, Fax 415-928-6600	Phone, Fax
Email	Email
I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above. Signature PATRICK SZETO, MANAGER Name (Print), Title	I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above. Signature Name (Print), Title

Exhibit H:

Anti-Discriminatory Housing Affidavit

Conditional Use Hearing
Case Number 2013.1037C
650 Divisadero Street
Block 1202 Lot 002B

SAN FRANCISCO
PLANNING
DEPARTMENT

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

SUPPLEMENTAL INFORMATION PACKET FOR

Anti-Discriminatory Housing Policy

Pursuant to Administrative Code Section 1.61, certain housing projects must complete and submit a completed Anti-Discriminatory Housing Policy form as part of any entitlement or building permit application that proposes an increase of ten (10) dwelling units or more.

Planning Department staff is available to advise you in the preparation of this application. Call (415)558-6377 for further information.

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

Administrative Code Section 1.61 requires the Planning Department to collect an application/ form with information about an applicant's internal anti-discriminatory policies for projects proposing an increase of ten (10) dwelling units or more.

WHAT IF THE PROJECT SPONSOR OR PERMITTEE CHANGE PRIOR TO THE FIRST ISSUANCE OF CERTIFICATE OF OCCUPANCY?

If the permittee and/or sponsor should change, they shall notify the Planning Department and file a new supplemental information form with the updated information.

HOW IS THIS INFORMATION USED?

The Planning Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is routed to the Human Rights Commission.

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please contact Mullane Ahern at (415) 252-2514 or mullane.ahern@sfgov.org.

All building permit applications and/or entitlements related to a project proposing 10 dwelling units or more will not be considered complete until all responses are provided.

WHAT PART OF THE POLICY IS BEING REVIEWED?

The Human Rights Commission will review the policy to verify whether it addresses discrimination based on sexual orientation and gender identity. The policy will be considered incomplete if it lacks such protections.

WILL THE ANSWERS TO THE QUESTIONS EFFECT THE REVIEW OF MY PROJECT?

The Planning Department's and Planning Commission's processing of and recommendations or determinations regarding an application shall be unaffected by the applicant's answers to the questions.

INSTRUCTIONS:

The attached supplemental information form is to be submitted as part of the required entitlement application and/or Building Permit Application. This application does not require an additional fee.

Answer all questions fully and type or print in ink. Attach additional pages if necessary.

Please see the primary entitlement application or Building Permit Application instructions for a list of necessary materials required.

THIS PAGE INTENTIONALLY LEFT BLANK.

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **http://www.sfplanning.org**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
Planning staff are available by phone and at the PIC counter. No appointment is necessary.

SUPPLEMENTAL INFORMATION FOR
Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
DIVCO GROUP, LLC	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
1489 WEBSTER STR., #218, SAN FRANCISCO, CA 94115	(415) 928 6600
	EMAIL:
	patrick@amrci.com

APPLICANT'S NAME:	Same as Above ☑
APPLICANT'S ADDRESS:	TELEPHONE:
	( )
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	Same as Above ☑
PATRICK SZETO	
ADDRESS:	TELEPHONE:
	( )
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	Same as Above ☐
ADDRESS:	TELEPHONE:
	( )
	EMAIL:

2. Location and Project Description

STREET ADDRESS OF PROJECT:		ZIP CODE:
650 DIVISADERO STR., SAN FRANCISCO, CA		
CROSS STREETS:		
GROVE STR.		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1202 / 002B	NCT	65-A

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
☑ New Construction ☑ Demolition ☐ Alteration ☐ Other: _____	0	66	66

Compliance with the Anti-Discriminatory Housing Policy

1. **Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California?** ☐ YES ☑ NO

   1a. If yes, in which States? _____

   _____

   1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest? ☐ YES ☐ NO

   1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property? ☐ YES ☐ NO

   If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.

Human Rights Commission contact information
Mullane Ahern at (415)252-2514 or mullane.ahern@sfgov.org

Applicant's Affidavit

Under penalty of perjury the following declarations are made:
a: The undersigned is the owner or authorized agent of the owner of this property.
b: The information presented is true and correct to the best of my knowledge.
c: Other information or applications may be required.

Signature: _____ Date: 10/28/18

Print name, and indicate whether owner, or authorized agent:

PATRICK SZETO

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

☐ Anti-Discriminatory Housing Policy Form is **Complete**

☐ Anti-Discriminatory Housing Policy Form is **Incomplete**

Notification of Incomplete Information made:

To: _____ Date: _____

BUILDING PERMIT NUMBER(S):	DATE FILED:

RECORD NUMBER:	DATE FILED:

VERIFIED BY PLANNER:

Signature: _____ Date: _____

Printed Name: _____ Phone: _____

ROUTED TO HRC:	DATE:
☐ Emailed to: _____	

Exhibit I:

First Source Hiring Affidavit

2013.1037

SAN FRANCISCO PLANNING DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM
Administrative Code Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • http://www.sfplanning.org

Section 1: Project Information

PROJECT ADDRESS	BLOCK/LOT(S)
650 DIVISADERO STR, SAN FRANCISCO, CA	1202 / 002B

BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)

PROJECT SPONSOR	MAIN CONTACT	PHONE
DIVCO GROUP, LLC	PATRICK SZETO	415 928 6600

ADDRESS	
1489 WEBSTER STR., #218	
CITY, STATE, ZIP	EMAIL
SAN FRANCISCO, CA 94115	patrick@amrci.com

ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
66	3,500	65 / 6	20,000,000.

ANTICIPATED START DATE
APRIL 2020

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT

- ☐ Project is wholly Residential
- ☐ Project is wholly Commercial
- ☑ Project is Mixed Use
- ☑ A: The project consists of ten (10) or more residential units;
- ☐ B: The project consists of 25,000 square feet or more gross commercial floor area.
- ☐ C: Neither 1A nor 1B apply.

NOTES:

- If you checked **C**, this project is NOT subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.
- If you checked **A or B**, your project IS subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.
- For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit *www.workforcedevelopmentsf.org*
- If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.

Continued...

Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.

Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	33	1	4
Boilermaker	-	-	-
Bricklayer	-	-	-
Carpenter	36	1	6
Cement Mason	32	-	4
Drywaller/ Latherer	34	1	6
Electrician	38	1	6
Elevator Constructor	34	-	2
Floor Coverer	32	1	4
Glazier	32	-	4
Heat & Frost Insulator	-	-	-
Ironworker	-	-	-
		TOTAL:	36

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Laborer	28	2	10
Operating Engineer	50	-	1
Painter	33	1	4
Pile Driver	-	-	-
Plasterer	35	1	4
Plumber and Pipefitter	42	1	4
Roofer/Water proofer	38	-	4
Sheet Metal Worker	36	1	3
Sprinkler Fitter	33	-	3
Taper	-	-	-
Tile Layer/ Finisher	36	1	4
Other:			
		TOTAL:	37

	YES	NO
1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?	☐	☑
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations?	☑	☐
3. Will hiring and retention goals for apprentices be established?	☑	☐
4. What is the estimated number of local residents to be hired?	50	

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
PATRICK SZETO AUTHORIZED AGENT	patrick@amrci.com	415-928-6600

I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.

(SIGNATURE OF AUTHORIZED REPRESENTATIVE) — (DATE) 10/28/18

FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT *CITYBUILD@SFGOV.ORG*

Cc: Office of Economic and Workforce Development, CityBuild
Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 **Phone:** 415-701-4848
Website: *www.workforcedevelopmentsf.org* **Email:** *CityBuild@sfgov.org*